



Z O N I N G
A D J U S T M E N T S
B O A R D
NOTICE OF DECISION

DATE OF BOARD DECISION: May 27, 2021

DATE NOTICE MAILED: June 1, 2021

APPEAL PERIOD EXPIRATION: June 15, 2021

EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification)¹: June 16, 2021

600 Addison Street – Berkeley Commons

Use Permit #ZP2019-0215 to demolish buildings on an approximately 8.4-acre industrial site and to construct a research and development (R&D) campus containing two buildings totaling 470,986 square feet of gross floor area and two parking structures that can accommodate 943 parking spaces.

The Zoning Adjustments Board of the City of Berkeley, after conducting a public hearing, **ADOPTED** the proposed Mitigated Negative Declaration and **APPROVED** the following permits:

- Variance, under BMC Section 23B.44.010, to allow replacement of protected floor area to be made available after the demolition or change of use of the space
- Use Permit, under BMC Section 23C.08.050, to allow demolition of non-residential buildings
- Use Permit, under BMC Section 23E.80.050.C, to allow construction of 20,000 or more gross square feet of new floor area
- Use Permit, under BMC Section 23E.80.030, to establish more than 30,000 square feet of Office use
- Use Permit, under BMC Section 23E.80.045.B, to change more than 25 percent of the space used for manufacturing to a non-protected use
- Administrative Use Permit, under BMC Section 23E.80.045.A.2, to change up to 20,000 square feet of Warehouse to R&D use
- Administrative Use Permit, under BMC Section 23E.80.030, to establish more than 30,000 square feet of R&D use
- Administrative Use Permit, per BMC Section 23E.04.020, to allow rooftop projections to exceed the height limit up to 15 percent of the building footprint

ZONING: Mixed Use-Light Industrial (MULI) District

¹ Pursuant to BMC Section 23B.32.090, the City Council may certify any ZAB decision for review during the 14-day appeal period after the notice of the ZAB's decision is issued. Certification has the same effect as an appeal. However, BMC Section 1.04.070 suspends or "tolls" the Council's deadline to certify when the Council is on recess. Thus, in cases where the 14-day appeal period is scheduled to *end* during a Council recess, the certification deadline is extended past the end of the recess for the remainder of the appeal period. In cases where the appeal period *begins* during a Council recess, the certification deadline is extended until 14 days after the first Council meeting after the recess. *Extension of the certification deadline has no effect on the appeal deadline.*

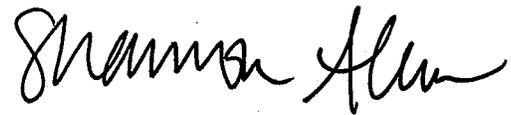
APPLICANT: Scott Smithers, Managing Principal, Berkeley Commons, LLC, 644 Menlo Avenue, Menlo Park, CA 94025

PROPERTY OWNER: Jason Jones, Managing Member, Aquatic Park Science Center II, LLC, P.O. Box 183, Corte Madera, CA 94976

CEQA RECOMMENDATION: It is staff’s recommendation that ZAB adopt the proposed mitigated negative declaration prepared pursuant to Article 6 of the CEQA Guidelines.

FINDINGS, CONDITIONS AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

	Yes	No	Abstain	Absent
DUFFY	X			
KAHN	X			
KIM	X			
O’KEEFE	X			
OLSON	X			
SANDERSON	X			
THOMPSON	X			
GAFFNEY	X			
TREGUB	X			
BOARD VOTE:	9	0	0	0



ATTEST:
Shannon Allen, Zoning Adjustments Board
Secretary

PUBLICATION OF NOTICE:

Pursuant to BMC Section 23B.32.050, this notice shall be mailed to the applicant at the mailing address stated in the application and to any person who requests such notification by filing a written request with the Zoning Officer on or before the date of the Board action. This notice shall also be filed with the City Clerk. In addition, the notice shall be forwarded to the Zoning Adjustments Board and to the Main Library. The notice shall also be posted at a bulletin board at the Zoning Counter. The City Clerk shall make the notice available to interested members of the Council and the public.

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Leslie Mendez, at (510) 981-7426 or lmendez@cityofberkeley.info. All project application materials, including full-size plans, may be viewed online at <https://aca.cityofberkeley.info/Community/> or in the Permit Service Center at the Zoning Counter at 1947 Center Street, Third Floor, during normal office hours.

TO APPEAL THIS DECISION (see Section 23B.32.050 of the Berkeley Municipal Code):

Please note that the new method for appeal submittals described below have been put in place to comply with the requirements of the Shelter In Place Order and shall be effective for the duration of Shelter In Place requirements.

Mail your complete appeal to the City Clerk Department, 2180 Milvia Street, Berkeley, CA 94704 with payment of fees by check or money order included. Appeals submitted by mail must be postmarked on or before the deadline date for filing the appeal.

- A. The fee for persons other than the applicant is \$500. This fee may be reduced to \$100 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less.
- B. The fee for all appeals by Applicants is \$2,500.

If no appeal is received, the permit will be issued on the first business day following expiration of the appeal period, and the project may proceed at that time.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Adjustments Board at, or prior to, the public hearing.
2. You must appeal to the City Council within fourteen (14) days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, your appeal of this decision must include the following information:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

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PERMITS REQUIRED

- Variance, under BMC Section 23B.44.010, to allow replacement of protected floor area to be made available after the demolition or change of use of the space
- Use Permit, under BMC Section 23C.08.050, to allow demolition of non-residential buildings
- Use Permit, under BMC Section 23E.80.050.C, to allow construction of 20,000 or more gross square feet of new floor area
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- Use Permit, under BMC Section 23E.80.045.B, to change more than 25 percent of the space used for manufacturing to a non-protected use
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I. CEQA FINDINGS

The Notice of Intent (NOI) to adopt a CEQA Mitigated Negative Declaration and Initial Study (IS/MND) were published on February 20, 201 and the public review period ended at 5:00 P.M. on March 11, 2021. The Draft IS/MND was filed with the Alameda County Clerk-Recorder and was submitted to the State Clearinghouse (SCH #2021020213) for distribution to interested state and regional agencies. Four comment letters were received on the Draft IS/MND, verbal comments were also received at a ZAB public hearing; responses to those comments were provided. No substantive changes to Draft IS/MND resulted.

The Zoning Adjustments Board has considered has considered the Mitigated Negative Declaration together with comments received during the public review process, and finds, on the basis of the whole record before it, that: (1) no potentially significant effects were identified that could not be reduced to less than significant levels by implementation of the mitigation measures and/or the City's standard conditions of approval, (2) there is no substantial evidence the project will have a significant effect on the environment, and (3) the Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The record of proceedings upon which this decision is based is located at the Permit Service Center, 1947 Center Street, 2nd Floor, Berkeley, California 94704.

II. FINDINGS FOR APPROVAL

1. As required by Section 23B.32.040.A of the BMC, the project, under the circumstances of this particular case existing at the time at which the application is granted, would not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because the project is subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements as well as to the Mitigation Measures identified in the IS/MND to ensure proper mitigation of any potential environmental impact. These standard conditions and Mitigation Measures will ensure the project would not be detrimental to adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.
2. As required by Section 23B.44.030.A of the BMC, the Zoning Adjustments Board finds that the Variance to allow replacement of 5,120 square feet of protected floor area within the newly constructed buildings after demolition or elimination of the floor area within the existing buildings is permissible because:
 - A. Finding 1: *"There are exceptional or extraordinary circumstances or conditions applying to the land, building or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings and/or uses in the same District."*

The project site is one of the largest development sites in West Berkeley at 8.4 acres. It is one of only two privately-owned sites in the entire City of Berkeley that is directly adjacent to the Aquatic Park lagoon. It also contains one of the greatest elevation splits of any site in West Berkeley, with a difference of more than 10' (@4' above sea level to @14' above sea level) in total elevation change from the west property line (Bolivar Drive level) to east property line (railroad right-of-way). The reason for this drastic elevation change is that the property is primarily situated on a low natural bluff that drops down, within the site, almost to sea level.

Nearly half of the site, almost four acres, contains stock piles of soil from the American Soils Products company. This use is atypical in Berkeley, as an urban community. Moreover, the stock pile of soils contributes to the larger elevation changes and to the degradation and siltation of the Aquatic Park lagoon. The site currently does not have stormwater management systems installed to either slow or filter stormwater runoff into the lagoon, nor to prevent siltation during storm events.

Although the project proposes to work within existing grades for the purposes of protecting views, creating a deep setback of publicly accessible open space along Bolivar Drive, and meeting the City's height requirements, significant additional grading and site preparation is necessary to build the proposed project with the proposed public amenities and site improvements. Given the substantial changes in elevation, cut and fill is necessary. Grading the entire site at one time is the only feasible option for site preparation activities. If the site were phased for the purposes of retaining the existing protected uses during construction, the project team would need to both off-haul and import dirt at different points in time, and would create inaccessible conditions (i.e., steep slopes) within the work area. Phased

grading would contribute additional unnecessary truck trips and associated air quality, noise, and traffic impacts to the neighborhood. Additionally, phasing the Bolivar Drive improvements would not only result in significant additional cost but would also create a much greater public nuisance along the Aquatic Park's main public access point.

In summary, the size and elevation change both existing on the parcel naturally, and exacerbated by the stock piles from American Soil, as well as the adjacency of the lot to Aquatic Park all represent exceptional or extraordinary circumstances or conditions applying to the land, building or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings and/or uses in the same District.

- B. Finding #2: *"The granting of the application is necessary for the preservation and enjoyment of substantial property rights of the subject property's owner".*

The Zoning Ordinance creates an unattainable threshold for replacement of protected uses by requiring replacement at time of demolition as opposed to at the time of occupancy. Neither the applicant team nor City staff have been able to locate off-site space in West Berkeley where protected manufacturing floor area could be established and as described in Finding 1 above, in order to develop the project site, the entire property must be cleared at one time. The project and associated public improvements are otherwise infeasible.

As conditioned as part of project approval, the required protected use area will be replaced in the new project for the life of the project and subject to the MU-LI protected use requirements. The requirement to find replacement space prior to demolition of the projected use will render the project infeasible, thereby, negating the owners' preservation and enjoyment of substantial property rights.

- C. Finding 3: *"The establishment, maintenance or operation of the use or the construction of a building, structure or addition thereof, to be approved will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood; and that the granting of the Variance will promote the municipal health, welfare and safety and benefit the City as a whole".*

Variance approval will result in only a temporary hiatus from the protected use replacement requirements. Existing tenants at the subject property are on month-to-month leases and have been notified about the pending project. The tenants will receive ample notice prior to move-out. Once the building is occupied, the protected use area will be reestablished on-site. The new space will be modern, all electric, and will last long into the future. The same is not true of the existing manufacturing and warehouse space on the site. As a result, the replacement of protected space within the project in the long-term meets the intent of the West Berkeley Plan, MU-LI District purposes, and the requirements of this finding, while allowing the upgrades associated with redevelopment. The protected use space will be replaced in the new project, specifically as a condition of the new building's occupancy permit.

In addition, Variance approval will allow the project to move forward. The new development will provide a number of community benefits that contribute to the finding of non-detriment. Locating a new state-of-the-art LEED-certified building, net zero shell building, and expanding stormwater management systems will collectively improve water quality, and stormwater management/flooding impacts. The public improvements directly relate to the Aquatic Park area, including expanded publicly accessible open space, bike and pedestrian infrastructure, a rebuilt Bolivar Drive roadway (which is currently in a deteriorated condition), and on-site water quality. Additionally, the project will include 1.72 acres of green landscaped area and Aquatic Park access/frontage, including a medicinal plant garden and outlook prayer deck requested by Ohlone tribal representatives.

D. Finding 4: *“Any other variance findings required by the Section of the Ordinance applicable to that particular Variance.”*

This Finding is not applicable to the Variance request.

3. As required by Section 23E.80.090.B of the BMC, the Zoning Adjustments Board finds that the proposed project is:

- A. Consistent with the purposes of the District: There are ten purposes of the district listed in BMC Section 23E.80.090.B. Several focus on encouragement of light industrial uses, a mixed use-light industrial area for a range of compatible uses, opportunities for office development when it will not unduly interfere with light manufacturing uses and creation of well-paying jobs which do not require advanced degrees. The project is R&D campus that will include both office use as well as space for warehouse, manufacturing, wholesale trade and/or material recovery enterprise. The proposed project will support opportunities for office development encompassing and compatible neighboring light manufacturing uses. Adjacent land uses include commercial, manufacturing, R&D, and light industrial, as well as Aquatic Park open space. The proposed project is compatible in use and has been designed with access, circulation, landscaping, setbacks, etc. to further ensure compatibility. The proposed project is expected to generate an estimated net increase of approximately 1,500 employees, a percentage of which promise to be well paid jobs which do not required advanced degrees.

Other purposes of the district include to support the development of businesses which contribute to the maintenance and improvement of the West Berkeley environment. The project will contribute to the maintenance and improvement of the West Berkeley environment in that in addition to being designed to achieve Leadership in Energy and Environmental Design (LEED) Gold equivalence and the applicant has voluntarily committed to no Natural Gas Construction consistent with the provisions outlined in BMC Chapter 12.80. Additionally, the proposal includes preservation of the existing protected Coast Live Oak tree and preservation of the five large redwood trees on the northwest corner of the site. The proposal will also upgrade stormwater treatment measures pursuant to C.3 requirements, thereby improving the quality of stormwater runoff that would enter the lagoons at Aquatic Park and the San Francisco Bay.

- B. Compatible with the surrounding uses and buildings: Though taller than existing buildings on the project site, the proposed 45-foot buildings and parking structures comply with the

District's height standard as well as will be consistent with nearby mixed-use buildings just north of Addison Street. The proposed R&D campus development inclusive of protected floor area will be compatible with, as well as provide a harmonious transition between the predominantly manufacturing and wholesale uses to the east and south; and the mixed residential and commercial uses to the north. In addition, project design includes a generous setback (52 feet on average) from Bolivar Drive to the west. The setback area will create a deep, landscaped green frontage with a publically accessible path and native plant garden along Bolivar Drive to complement Aquatic Park.

- C. Consistent with the adopted West Berkeley Plan: The project will be consistent with the West Berkeley Plan because the development is of the scale and design that is appropriate for its surroundings and the proposed development will be compatible with the mix of uses in the area. The project will result in substantial investment on an underdeveloped project site, resulting in the creation of up to 1,500 new jobs, thereby contributing to the economic vitality of West Berkeley.
 - D. Unlikely to induce substantial change of uses of protected uses in the buildings: The development proposes to demolish one building with protected floor area, however, as permissible pursuant to BMC Section 23E.80.045, only 25% of the protected floor area would be changed to R&D use, while 25% of the protected floor area would be relocated on site; and the remaining 50% of the protected floor area would be changed to R&D with an underlying protection in case the R&D goes away it must revert to protected space. Therefore, consistent with the intent of the zoning district, the project is unlikely to substantially change the overall square footage of protected uses on site.
 - E. Designed to be supportive of the light industrial character of the District: The project will both include over 5,000 square feet of protected use space, as well as include other uses (R&D and Office) that are permissible in the District and are deemed to be both compatible with and supportive of the light industrial character of the District.
4. As required by Section 22.12.060, 23C.08.050 of the BMC, the Zoning Adjustments Board finds that the proposed demolition of the non-residential buildings is permissible because:
- A. At a duly noticed hearing, the Landmarks Preservation Commission (LPC) reviewed a demolition referral for the existing buildings, did not raise concerns about their historical value, and took no action to initiate a local historic designation.
 - B. The demolition of the commercial buildings would not be materially detrimental to the commercial and public interest of any affected neighborhood in the City. The new building will replace the existing 65,588 square feet of commercial floor area with 461,822 square feet, and will replace the required 5,120 square feet of protected floor area within the project site (COA #64). Demolition of the building will allow redevelopment of the project site which, as discussed in Variance Findings 1 and 3 above, will provide upgraded stormwater drainage thereby improving the water quality flow to Aquatic Park. In addition, the project will fund and construct substantial improvements along Bolivar Drive, which is a benefit to the surrounding community. In addition, it is estimated the project would employ over 1,600

persons who would activate the area and help ensure the economic viability of nearby retail and personal household services uses.

- C. Demolition will be necessary to allow construction of the proposed R&D development given the inclusion of a condition of approval that allows demolition of the existing buildings only after complete construction plans are submitted to the City for the replacement building (COA #21).
5. As required by Section 23E.04.020.C of the BMC, the Zoning Adjustments Board finds that the proposed mechanical penthouses on both Building A and B may exceed the District height limit as the total area of the proposed rooftop projections is 12,780 square feet or 15% of the average floor plate size of 85,210 square feet for Building A, and 9,540 square feet or 15% of the average floor plate size of 63,893 square feet for Building B. Both parking structures include a 190 square foot elevator penthouse, which represents 1% of the average 39,246 and 31,806 square-foot footprint of parking structure A and B respectively.
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III. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

The following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

- 1. Conditions and Mitigation Monitoring and Reporting Program Shall be Printed on Plans**
The conditions of this Permit shall be printed on the second sheet of each plan set submitted for a building permit pursuant to this Use Permit, under the title 'Use Permit Conditions.' Additional sheets may also be used if the second sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.
- 2. Applicant Responsible for Compliance with Conditions**
The applicant shall ensure compliance with all of the following conditions, including submittal to the project planner of required approval signatures at the times specified. Failure to comply with any condition may result in construction being stopped, issuance of a citation, and/or modification or revocation of the Use Permit.
- 3. Uses Approved Deemed to Exclude Other Uses (Section 23B.56.010)**
 - A. This Permit authorizes only those uses and activities actually proposed in the application, and excludes other uses and activities.
 - B. Except as expressly specified herein, this Permit terminates all other uses at the location subject to it.
- 4. Modification of Permits (Section 23B.56.020)**
No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board, except that the Zoning Officer may approve changes that do not expand, intensify, or substantially change the use or building.

Changes in the plans for the construction of a building or structure, may be modified prior to the completion of construction, in accordance with Section 23B.56.030.D. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.
- 5. Plans and Representations Become Conditions (Section 23B.56.030)**
Except as specified herein, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or during the approval process are deemed conditions of approval.
- 6. Subject to All Applicable Laws and Regulations (Section 23B.56.040)**
The approved use and/or construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to construction, the applicant shall identify and secure all applicable permits from the Building and Safety Division, Public Works Department and other affected City divisions and departments.
- 7. Exercised Permit for Use Survives Vacancy of Property (Section 23B.56.080)**

Once a Permit for a use is exercised and the use is established, that use is legally recognized, even if the property becomes vacant, except as set forth in Standard Condition #8, below.

8. Exercise and Lapse of Permits (Section 23B.56.100)

- A. A permit for the use of a building or a property is exercised when, if required, a valid City business license has been issued, and the permitted use has commenced on the property.
- B. A permit for the construction of a building or structure is deemed exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced.
- C. A permit may be declared lapsed and of no further force and effect if it is not exercised within one year of its issuance, except that permits for construction or alteration of structures or buildings may not be declared lapsed if the permittee has: (1) applied for a building permit; or, (2) made substantial good faith efforts to obtain a building permit and begin construction, even if a building permit has not been issued and/or construction has not begun.

9. Indemnification Agreement

The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

IV. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

Pursuant to BMC 23B.32.040.D, the Zoning Adjustments Board attaches the following additional conditions to this Permit:

Prior to Submittal of Any Building Permit:

10. Project Liaison. The applicant shall include in all building permit plans and post onsite the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual's name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. **Please designate the name of this individual below:**

Project Liaison _____
Name Phone #

11. Coast Redwood Tree Protection Plan. The Applicant shall submit a protection and preservation plan for the five coast redwood trees for implementation through project development that is prepared by a certified arborist and reviewed and approved by the City arborist. All tree protection recommendations of the approved tree protection plan shall be depicted and/or notated in any building permit plans submitted to the City and the tree protection plan shall be made publically available.
12. Publicly Accessible Medicinal Garden/Pathway. The final design and landscaping plans for the proposed Project shall include a publicly accessible garden area near the corner of Addison Street and Bolivar Drive and consisting of raised planter beds planted with a selection of native plants identified in the plant list provided by the Confederated Villages of Lisjan.
13. Publicly Accessible Viewing Area/Plaza. The final design and landscaping plans for the proposed Project shall include a publicly accessible viewing area/plaza on Bancroft Way, near the corner of Bolivar Drive, which optimizes available views of the western gate (Golden Gate Bridge). Plantings in this area shall consist of a selection of native plants identified in the plant list provided by the Confederated Villages of Lisjan. Plantings shall also include vegetation that reduces the potential for bird strikes in this area, consistent with the requirements of Mitigation Measure BIO-1.
14. Address Assignment. The applicant shall file an "Address Assignment Request Application" with the Permit Service Center (1947 Center Street) for any address change or new address associated with this Use Permit. The new address(es) shall be assigned and entered into the City's database prior to the applicant's submittal of a building permit application.
15. Construction Noise Reduction Program. The applicant shall develop a site specific noise reduction program prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible, subject to review and approval of the Zoning Officer. The noise reduction program shall include the time limits for construction listed above, as measures needed to ensure that construction complies with BMC Section 13.40.070. The noise reduction program should include, but shall not be limited to, the following available controls to reduce construction noise levels as low as practical:
- A. Construction equipment should be well maintained and used judiciously to be as quiet as practical.

- B. Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.
 - C. Utilize "quiet" models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible.
 - D. Locate stationary noise-generating equipment as far as possible from sensitive receptors when adjoining construction sites. Construct temporary noise barriers or partial enclosures to acoustically shield such equipment where feasible.
 - E. Prohibit unnecessary idling of internal combustion engines.
 - F. If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile.
 - G. Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise.
 - H. Erect temporary noise control blanket barriers, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected.
 - I. Route construction related traffic along major roadways and away from sensitive receptors where feasible.
16. Damage Due to Construction Vibration. The project applicant shall submit screening level analysis prior to, or concurrent with demolition building permit. If a screening level analysis shows that the project has the potential to result in damage to structures, a structural engineer or other appropriate professional shall be retained to prepare a vibration impact assessment
17. Damage Due to Construction Vibration. The project applicant shall submit screening level analysis prior to, or concurrent with demolition building permit. If a screening level analysis shows that the project has the potential to result in damage to structures, a structural engineer or other appropriate professional shall be retained to prepare a vibration impact assessment (assessment). The assessment shall take into account project specific information such as the composition of the structures, location of the various types of equipment used during each phase of the project, as well as the soil characteristics in the project area, in order to determine whether project construction may cause damage to any of the structures identified as potentially impacted in the screening level analysis. If the assessment finds that the project may cause damage to nearby structures, the structural engineer or other appropriate professional shall recommend design means and methods of construction that to avoid the potential damage, if feasible. The assessment and its recommendations shall be reviewed and approved by the Building and Safety Division and the Zoning Officer. If there are no feasible design means or methods to eliminate the potential for damage, the structural engineer or other appropriate professional shall undertake an existing conditions study (study) of any structures (or, in case of large buildings, of the portions of the structures) that may experience damage. This study shall establish the baseline condition of these structures, including, but not limited to, the location and extent of any visible cracks or spalls; and include written descriptions and photographs.

The study shall be reviewed and approved by the Building and Safety Division and the Zoning Officer prior to issuance of a grading permit. Upon completion of the project, the structures (or,

in case of large buildings, of the portions of the structures) previously inspected will be resurveyed, and any new cracks or other changes shall be compared to pre-construction conditions and a determination shall be made as to whether the proposed project caused the damage. The findings shall be submitted to the Building and Safety Division and the Zoning Officer for review. If it is determined that project construction has resulted in damage to the structure, the damage shall be repaired to the pre-existing condition by the project sponsor, provided that the property owner approves of the repair.

18. Compliance with Conditions and Environmental Mitigations. The building permit application is subject to verification of compliance to the adopted **Mitigation Monitoring and Reporting Program (Attachment 1 – Exhibit A)**. The applicant shall be responsible for demonstrating compliance with all conditions of approval and mitigation measures per the timeline set forth by this use permit. The applicant shall deposit \$10,000 with the City, or less with the approval of the Zoning Officer, to pay for the cost of monitoring compliance with these Conditions of Approval and other applicable conditions and regulations. Should compliance-monitoring expenses exceed the initial deposit, the applicant shall deposit additional funds to cover such additional expenses upon the request of the Zoning Officer; any unused deposit will be refunded to the applicant.

Prior to Issuance of Any Building & Safety Permit (Demolition or Construction)

19. Construction Noise Management - Public Notice Required. At least two weeks prior to initiating any construction activities at the site, the applicant shall provide notice to businesses and residents within **500 feet** of the project site. This notice shall at a minimum provide the following: (1) project description, (2) description of construction activities during extended work hours and reason for extended hours, (3) daily construction schedule (i.e., time of day) and expected duration (number of months), (4) the name and phone number of the Project Liaison for the project that is responsible for responding to any local complaints, and (5) that construction work is about to commence. The liaison would determine the cause of all construction-related complaints (e.g., starting too early, bad muffler, worker parking, etc.) and institute reasonable measures to correct the problem. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval.
20. Construction Phases. The applicant shall provide the Zoning Officer with a schedule of major construction phases with start dates and expected duration, a description of the activities and anticipated noise levels of each phase, and the name(s) and phone number(s) of the individual(s) directly supervising each phase. The Zoning Officer or his/her designee shall have the authority to require an on-site meeting with these individuals as necessary to ensure compliance with these conditions. The applicant shall notify the Zoning Officer of any changes to this schedule as soon as possible.
21. Demolition. Demolition of the existing building cannot commence until a complete application is submitted for the replacement building. In addition, all plans presented to the City to obtain a permit to allow the demolition are subject to these conditions.
22. Construction and Demolition Diversion. Applicant shall submit a [Construction Waste Management Plan](#) that meets the requirements of BMC Chapter 19.37 including 100% diversion

of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.

23. Toxics. The applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:

A. Environmental Site Assessments:

- 1) Phase I & Phase II Environmental Site Assessments (latest ASTM 1527-13). A recent Phase I ESA (less than 6 months old*) shall be submitted to TMD for developments for:
 - All new commercial, industrial and mixed use developments and all large improvement projects.
 - All new residential buildings with 5 or more dwelling units located in the Environmental Management Area (or EMA).
 - EMA is available online at: http://www.cityofberkeley.info/uploadedFiles/IT/Level_3_-_General/ema.pdf
- 2) Phase II ESA is required to evaluate Recognized Environmental Conditions (REC) identified in the Phase I or other RECs identified by TMD staff. The TMD may require a third party toxicologist to review human or ecological health risks that may be identified. The applicant may apply to the appropriate state, regional or county cleanup agency to evaluate the risks.
- 3) If the Phase I is over 6 months old, it will require a new site reconnaissance and interviews. If the facility was subject to regulation under Title 15 of the Berkeley Municipal Code since the last Phase I was conducted, a new records review must be performed.

B. Soil and Groundwater Management Plan:

- 1) A Soil and Groundwater Management Plan (SGMP) shall be submitted to TMD for all non-residential projects, and residential or mixed-use projects with five or more dwelling units, that: (1) are in the Environmental Management Area (EMA) and (2) propose any excavations deeper than 5 feet below grade. The SGMP shall be site specific and identify procedures for soil and groundwater management including identification of pollutants and disposal methods. The SGMP will identify permits required and comply with all applicable local, state and regional requirements.
- 2) The SGMP shall require notification to TMD of any hazardous materials found in soils and groundwater during development. The SGMP will provide guidance on managing odors during excavation. The SGMP will provide the name and phone number of the individual responsible for implementing the SGMP and post the name and phone number for the person responding to community questions and complaints.
- 3) TMD may impose additional conditions as deemed necessary. All requirements of the approved SGMP shall be deemed conditions of approval of this Use Permit.

C. Building Materials Survey:

- 1) Prior to approving any permit for partial or complete demolition and renovation activities involving the removal of 20 square or lineal feet of interior or exterior walls, a building materials survey shall be conducted by a qualified professional. The survey shall include, but not be limited to, identification of any lead-based paint, asbestos, polychlorinated biphenyl (PBC) containing equipment, hydraulic fluids in elevators or lifts, refrigeration systems, treated wood and mercury containing devices (including fluorescent light bulbs and mercury switches). The Survey shall include plans on hazardous waste or hazardous materials removal, reuse or disposal procedures to be implemented that fully comply state

hazardous waste generator requirements (22 California Code of Regulations 66260 et seq). The Survey becomes a condition of any building or demolition permit for the project. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center.

D. Hazardous Materials Business Plan:

- 1) A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 shall be submitted electronically at <http://cers.calepa.ca.gov/> within 30 days if on-site hazardous materials exceed BMC 15.20.040. HMBP requirement can be found at <http://ci.berkeley.ca.us/hmr/>

Prior to Issuance of Any Building (Construction) Permit

24. Final Design Review. The Project requires approval of a Final Design Review application by the Design Review Committee.
25. Bolivar/Aquatic Park Community Benefits Agreement. The Applicant shall enter in an Agreement with Parks, Recreation and Waterfront Department that outlines the extent of the Applicant's community benefits to Parks, and that details timing, financing, installation, and maintenance of such improvements. A copy of the final Agreement shall be provided to the Zoning Officer.
26. Bolivar Drive and Aquatic Park Improvements. Unless modified by the Bolivar/Aquatic Park Community Benefits Agreement in Condition 25, the applicant shall submit building permit plans that include but are not limited to the following recreation access improvements on Bolivar Drive between Addison Street and Aquatic Park South Pathway entrance at Channing Way (Dreamland Playground) as illustrated on Project Applicant's conceptual submittal to the City, titled "[Exhibit] Bolivar Drive & Aquatic Park – Extent of Works" by Lane Partners + LB2 Partners and prepared by Gensler, dated April 16, 2021:
 - Conversion of existing two-way vehicular roadway from Addison to Bancroft to one-way (southbound only)
 - Full reconstruction of vehicular roadway
 - Creation of On-Street Parking Spaces
 - Creation of a Contiguous Bike and Pedestrian Pathway with viewing areas
 - Landscaping with native species where applicable
27. Right of Way Improvements Agreement. The Applicant shall enter in an Agreement with the Department of Public Works Department governing the construction of the Applicant's improvements in the public Right of Way (ROW) and detailing timing, financing, installation, and maintenance of such improvements. A copy of the final Agreement shall be provided to the Zoning Officer.
28. Crosswalks. Unless modified by the Right of Way Improvement Agreement in Condition 27 above, the applicant shall submit project plans that new crosswalks to City standards for east/west crossing at the south Bolivar Drive/Addison Street intersection, and the east/west crossing of the north and south sides of the Bolivar Drive/Bancroft Way intersection. Additionally,

the applicant will install a new east/west crosswalk across Bolivar Drive approximately midway between Addison Street and Bancroft Way.

- 29. Public Right-of-Way (ROW) Improvements.** Unless modified by the Right of Way Improvement Agreement in Condition 27 above and subject to review and approval of Public Works or other relevant outside agency, the applicant shall submit plans that shall include the following improvements in the ROW as outlined in the Final Traffic Impact Analysis for the Berkeley Commons Project (Fehr & Peers, January 2021) and reviewed and approved by the Traffic Engineer:
- Installation of traffic signal at the Sixth Street/ Bancroft Way intersection.
 - Prohibition of on-street parking on the south side of Addison Street between the railroad tracks and Second Street to provide adequate sight distance for vehicles exiting the Project driveways.
 - Prohibition of on-street parking on the north side of Bancroft Way between the railroad tracks and just west of the westmost Project driveway prior to Project occupancy to provide adequate sight distance for vehicles exiting the Project driveways.
 - Installation of a marked crosswalk across the east approach of the Second Street/Addison Street intersection prior to Project occupancy to discourage pedestrians from crossing Addison Street at the at-grade railroad crossing.
 - Coordinate with Caltrans and the City of Berkeley to determine the feasibility and if determined to be feasible, convert the Second Street/Eastbound I-80 Off-Ramp intersection to all-way stopcontrolled operations by installing stop-signs on the northbound and southbound Second Street approaches of the intersection. The placement of the stop-signs may require curb and sidewalk improvements at the intersection corners as well as advanced warning signs on southbound Second Street. Consistent with Section 2B.07.05C of the MUTCD, the installation of the stop-signs on the northbound and southbound Second Street approaches are recommended to improve the sight distance for vehicles on the off-ramp approach.
 - Continue to coordinate with UPRR, CPUC, and the City of Berkeley to improve the safety of all travelers at the Addison Street at-grade railroad crossing. Potential improvements, which will be coordinated with the on-going UPRR project along the tracks and would be consistent with the Federal Railroad Administration requirements, may include:
 - Relocate the existing gate on eastbound Addison Street to improve truck turns from the Service Access roadway
 - Install pedestrian warning devices in the northwest and southeast quadrants of the crossing
 - If a permanent median is installed on Addison Street, consider providing rolled curbs to allow large trucks and emergency vehicles to access the Service Access roadway
 - Continue to coordinate with UPRR, CPUC, and the City of Berkeley to improve the safety of all travelers at the Bancroft Way at-grade railroad crossing. Potential improvements, which will be coordinated with the on-going UPRR project along the tracks and would be consistent with the Federal Railroad Administration requirements, may include:
 - Improve the automatic gate and warning devices at the crossing
 - Improve the sidewalk on the north side of Bancroft Way, including across the railroad tracks, to meet ADA requirements.

- 30. Parcel Map Lot Line Adjustment. The applicant shall secure approval of any parcel map or and/or lot line adjustment associated with this Use Permit.
- 31. Percent for Public Art: Consistent with BMC §23C.23, the applicant shall either pay the required in-lieu fee or provide the equivalent amount in a financial guarantee to be released after installation of the On-Site Publicly Accessible Art.
- 32. HVAC Noise Reduction. Prior to the issuance of building permits, the project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City’s exterior noise requirements in BMC Section 13.40.050. The City’s Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards.
- 33. Affordable Housing. As required by Resolution No. 66,617-N.S., adopted June 3, 2014, Owner shall offset the estimated impacts of the project on affordable housing according to the following formulas:

USE	AFFORDABLE UNITS or FEE (updated December 2020)	
Office, Research + Development, Restaurant/Retail, Hotel	1 unit per 52,859 gross square feet	\$5.33 per gross square foot
Industrial/Manufacturing, Warehouse/Storage (except “self-storage”)	1 unit per 105,719 gross square feet	\$2.67 per gross square foot
Self-Storage	1 unit per 54,432 gross square feet	\$5.33 per gross square foot

Based on proposed on new construction of 5,120 square feet Industrial/Manufacturing, Warehouse/Storage use, 260,885 square feet R&D use, and 204,981 square feet office use, it is estimated that the requirement may be satisfied by:

Housing Production - Owner shall cause to be constructed in the City of Berkeley no less than eight (8) of additional housing affordable to households with income at 30% of the SMSA median income plus a fractional fee for 0.8 dwelling units. Owner must have site control and Use Permit approval for the required Affordable Housing project prior to receipt of the building permit for this non-residential project, and must secure an Occupancy Permit for the required Affordable Housing project no later than 18 months from the receipt of the Occupancy Permit for this non-residential project.

-OR-

In-Lieu Fee - Owner shall pay an equivalent in-lieu impact fee in the amounts and according to the schedule listed below

Prior to Building Permit	\$836,785
Prior to Occupancy Permit	\$836,785
1 Year from Occupancy Permit	\$836,785

The final payment shall be appropriately secured by the City, e.g., by a letter of credit, bond, Promissory Note, Deed of Trust or another appropriate form of security. Some payments carry interest from the date they would normally be due. Applicants may request reductions to these fee amounts, under the provisions of BMC Sections 22.20.070 or 22.20.080 relating to lower levels of impact, infeasibility, or overriding benefit to the City.

- 34. Child Care. As required by Resolution No. 66,618-N.S., adopted June 3, 2014, Owner shall offset the estimated impacts of the project on affordable child care according to the following formulas:

USE	FEE
Office, Restaurant/Retail	\$1.48 per gross square foot
Industrial/Manufacturing	\$0.89 per gross square foot
Hotel/lodging	\$1.78 per gross square foot
Warehouse/Storage	\$0.73 per gross square foot
Research & Development	\$0.95 per gross square foot

Based on proposed on new construction of 5,120 square feet Industrial/Manufacturing, Warehouse/Storage use, 260,885 square feet R&D use, and 204,981 square feet office use, it is estimated that the requirement may be satisfied by:

In-Lieu Fee. Owner shall pay a fee into the City’s Child Care Operating Subsidy account in the amounts and according to the schedule listed below.

Prior to Building Permit	\$185,256
Prior to Occupancy Permit	\$185,256
1 Year from Occupancy Permit	\$185,256

The final payment shall be appropriately secured by the City, e.g., by a letter of credit, bond, Promissory Note, Deed of Trust or another appropriate form of security. Some payments carry interest from the date they would normally be due.

Applicants may request reductions to these fee amounts, under the provisions of BMC Sections 22.20.070 or 22.20.080 relating to lower levels of impact, infeasibility, or overriding benefit to the City.

- 35. Solar Photovoltaic (Solar PV). A solar PV system, on the solar zone specified in Section 110.10 of the 2019 Energy Code, shall be installed (subject to the exceptions in Section 110.10) as specified by the Berkeley Energy Code (BMC Chapter 19.36). Location of the solar PV system shall be noted on the construction plans.
- 36. Natural Gas Prohibition. The project shall comply with the Natural Gas Prohibition pursuant to BMC Chapter 12.80.
- 37. Water Efficient Landscaping. Landscaping, totaling 500 square feet of more of new landscaping or 2,500 square feet or more of renovated irrigated area, shall comply with the State’s Model Water Efficient Landscape Ordinance (MWELo). MWELo-compliant landscape documentation including a planting, grading, and irrigation plan shall be included in site plans. Water budget

calculations are also required for landscapes of 2,500 square feet or more and shall be included in site plans. The reference evapotranspiration rate (ET_o) for Berkeley is 41.8.

38. Recycling and Organics Collection. Applicant shall provide recycling and organics collection areas for occupants, clearly marked on site plans, which comply with the Alameda County Mandatory Recycling Ordinance (ACWMA Ordinance 2012-01).
39. Public Works ADA. Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.
40. Parking for Disabled Persons. Per BMC Section 23E.28.040.D of the Zoning Ordinance, "Notwithstanding any reduction in off-street parking spaces that may be granted for mixed-use projects in non-residential districts listed in Sub-title 23E, the requirement for off-street parking spaces for disabled persons in the project shall be calculated as if there had been no reduction in total parking spaces."

Prior to Demolition or Start of Construction:

41. Construction Meeting. The applicant shall request of the Zoning Officer an on-site meeting with City staff and key parties involved in the early phases of construction (e.g., applicant, general contractor, foundation subcontractors) to review these conditions and the construction schedule. The general contractor or applicant shall ensure that all subcontractors involved in subsequent phases of construction aware of the conditions of approval.

During Construction:

42. Construction Hours. Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.
43. Construction Hours- Exceptions. It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days.
44. Project Construction Website. The applicant shall establish a project construction website with the following information clearly accessible and updated monthly or more frequently as changes warrant:
 - Contact information (i.e. "hotline" phone number, and email address) for the project construction manager
 - Calendar and schedule of daily/weekly/monthly construction activities

- The final Conditions of Approval, Mitigation Monitoring and Reporting Program, Transportation Construction Plan, Construction Noise Reduction Program, and any other reports or programs related to construction noise, air quality, and traffic.
- 45. Public Works - Implement BAAQMD-Recommended Measures during Construction.** For all proposed projects, BAAQMD recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust:
- A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - D. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - H. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
- 46. Air Quality - Diesel Particulate Matter Controls during Construction.** All off-road construction equipment used for projects with construction lasting more than 2 months shall comply with **one** of the following measures:
- A. The project applicant shall prepare a health risk assessment that demonstrates the project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from BAAQMD and OEHHA. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or
 - B. All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.

In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following:

- An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number,

engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.

- A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.

47. Construction and Demolition Diversion. Divert debris according to your plan and collect required documentation. Get construction debris receipts from sorting facilities in order to verify diversion requirements. Upload recycling and disposal receipts if using [Green Halo](#) and submit online for City review and approval prior to final inspection. Alternatively, complete the second page of the original [Construction Waste Management Plan](#) and present it, along with your construction debris receipts, to the Building Inspector by the final inspection to demonstrate diversion rate compliance. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement.

48. Low-Carbon Concrete. The project shall maintain compliance with the Berkeley Green Code (BMC Chapter 19.37) including use of concrete mix design with a cement reduction of at least 25%. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff.

49. Transportation Construction Plan. The applicant and all persons associated with the project are hereby notified that a Transportation Construction Plan (TCP) is required for all phases of construction, particularly for the following activities:

- Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes);
- Storage of building materials, dumpsters, debris anywhere in the public ROW;
- Provision of exclusive contractor parking on-street; or
- Significant truck activity.

The applicant shall secure the City Traffic Engineer's approval of a TCP. Please contact the Office of Transportation at 981-7010, or 1947 Center Street, and ask to speak to a traffic engineer. In addition to other requirements of the Traffic Engineer, this plan shall include the locations of material and equipment storage, trailers, worker parking, a schedule of site operations that may block traffic, and provisions for traffic control. The TCP shall be consistent with any other requirements of the construction phase.

Contact the Permit Service Center (PSC) at 1947 Center Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.

50. Avoid Disturbance of Nesting Birds. Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to

August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.

51. Archaeological Resources (Ongoing throughout demolition, grading, and/or construction). Pursuant to CEQA Guidelines section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:

- A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.
- B. If any find is determined to be significant, representatives of the project applicant and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.
- C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.
- D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.
- E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.

52. Human Remains (Ongoing throughout demolition, grading, and/or construction). In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate

arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

- 53. Paleontological Resources (Ongoing throughout demolition, grading, and/or construction).** In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.
- 54. Halt Work/Unanticipated Discovery of Tribal Cultural Resources.** In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.
- 55. Stormwater Requirements.** The applicant shall demonstrate compliance with the requirements of the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply:
- A. The project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.
 - B. Trash enclosures and/or recycling area(s) shall be covered; no other area shall drain onto this area. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and EBMUD for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD.
 - C. Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.

- D. Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be conducted prior to the issuance of a Building Permit.
- E. All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants.
- F. All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Dept.
- G. All private or public projects that create and/or replace 10,000 square feet or more of impervious surface must comply with Provision C.3 of the Alameda County NPDES permit and must incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) an O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological).
- H. All on-site storm drain inlets must be labeled "No Dumping – Drains to Bay" or equivalent using methods approved by the City.
- I. Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
- J. All loading areas must be designated to minimize "run-on" or runoff from the area. Accumulated waste water that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.
- K. Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
- L. The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the

approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.

56. Public Works. All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.
57. Public Works. The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.
58. Public Works. The project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The project sponsor shall comply with all City ordinances regarding construction and grading.
59. Public Works. Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season the applicant shall obtain approval of an erosion prevention plan by the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.
60. Public Works. The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.
61. Public Works. If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.

Prior to Final Inspection or Issuance of Occupancy Permit:

62. Compliance with Conditions and Environmental Mitigations. The project shall conform to the plans and statements in the Use Permit. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of this Use Permit. Occupancy is subject to verification of compliance to the Mitigation Monitoring and Reporting Program.
63. Compliance with Approved Plan. The project shall conform to the plans and statements in the Use Permit. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated April 23, 2021, except as modified by conditions of approval.
64. Protected Floor Area. The applicant is required to replace and designate 5,120 square feet of floor area for Protected Use only (i.e. Manufacturing, Warehousing, Wholesale Trade, and/or Resource Recovery Enterprise) and an additional 10,242 square feet of floor area (collectively, "Protected Space") in the new structures consistent with BMC Section 23E.80. (The 10,242 square feet of protected space can be used as research and development floor area pursuant

- to the Administrative Use Permit approved for the project pursuant to section 23E.80.045.A.2 of the Zoning Ordinance.)
- a. Notice of Limitation. All owners of record of the subject property shall sign and record with the Alameda County Clerk-Recorder a "Notice of Limitation on Use of Property" and provide a recorded copy thereof to the project planner. This Notice of Limitation shall stipulate the location of the protected floor area(s) and that the protected floor area shall not be changed to another use unless so authorized by changes to the underlying regulations of the Zoning Ordinance.
 - b. On-Site Replacement. The Zoning Officer shall verify the location within the building(s) where the required Protected Space is located in conformance with the recorded Notice of Limitation. The Zoning Officer may approve the relocation of some or all of the Protected Space within the project so long as the total amount of protected space is not reduced below the amount required as specified in this Condition.
- 65. Interpretative Signage**. The publicly-accessible viewing area/plaza on Bancroft Way shall include interpretive signage developed in consultation with the Confederated Villages of Lisjan and a qualified archaeologist. The signage shall be installed prior to issuance of a certificate of occupancy.
- 66. Public Access and Publicly Accessible Private Open Space (Pedestrian Drop Off, Medicinal Garden/Pathway, & Viewing Area/Plaza)**. The applicant shall enter into a Regulatory Agreement with the City to provide public access to: 1) the pedestrian drop off area along Bolivar Drive on the western edge of the property approximately midway between Addison Street and Bancroft Way; 2) the landscaped areas and pedestrian pathway located east of the western property line of the project and the Bolivar Drive east curb line, west of a defined security barrier that lies between the property line and the project buildings; and 3) the viewing area/plaza north of the southern property line along Bancroft Way as depicted on project plans and installed at the project site. As per terms of the Regulatory Agreement, such areas shall generally be open during the same hours as Aquatic Park with no overnight use permitted and the project owner may impose reasonable conditions on the use of Publicly Accessible Private Open Space. A copy of the executed Regulatory Agreement shall be provided to the Zoning Officer.
- 67. Pedestrian Drop Off, Medicinal Garden/Pathway, Viewing Area/Plaza**. The Zoning Officer shall verify the installation of the pedestrian drop-off area along the east side of Bolivar Drive, the medicinal garden and pedestrian pathway between the southeast corner of Addison Street/Bolivar Drive and northeast corner of Bancroft Way/Bolivar Drive, and the viewing area/plaza along the Bancroft Way frontage per the approved plan set.
- 68. Bolivar Drive Improvements**. Upon review and approval by the Director of Parks, Recreation & Waterfront, the Zoning Officer shall verify installation of the following improvements on Bolivar Drive unless otherwise modified by the Bolivar/Aquatic Park Community Benefits Agreement in Condition 24:
- From Addison Street to Channing Way, the existing Bolivar Drive roadway shall have been demolished and regraded, and ground compaction confirmed or recompacted as necessary.

- Between Addison Street and Bancroft Way, new hardscape shall have been constructed including a curb on the east side, a roadway pavement surface, and an additional pavement surface with a raised divider on west side of the roadway separating the roadway from the adjacent bike/pedestrian path.
 - Between Addison Street and Bancroft Way, parallel parking spaces along Bolivar Drive shall have been constructed/striped.
 - On the west side of Bolivar Drive between Addison Street and Bancroft Way, a shared bike and pedestrian path shall have been constructed.
- 69. Crosswalks.** Unless modified by the Right of Way Improvement Agreement in Condition 27 above, the Zoning Officer shall verify the installation of new crosswalks to City standards for east/west crossing at the south Bolivar Drive/Addison Street intersection, and the east/west crossing of the north and south sides of the Bolivar Drive/Bancroft Way intersection. Additionally, the applicant will install a new east/west crosswalk across Bolivar Drive approximately midway between Addison Street and Bancroft Way.
- 70. Parking for Aquatic Park Non-Profit Businesses.** The applicant shall provide to the Zoning Officer evidence of the location, to be determined by the project owner, of no more than 10 vehicle parking spaces in the project parking garage for the employees of Waterside Workshops and Bay Area Outreach & Recreation Program (BORP) for a period of 10 years, from issuance of a certificate of occupancy, subject to extension by the project owner its sole discretion. The parking spaces, which are to be available seven days a week per hours of garage operation, may be relocated within either parking structure at the owners' discretion at any time with 30 days notice. Said parking spaces will be offered free of charge and will be subject to parking structure rules and regulations established by the project owner. Any violations of parking structure regulations (e.g., unauthorized leasing of spaces, sharing parking entry cards with non-employees, overnight parking) will result in termination of parking rights. Use of the spaces shall be coordinated between the project owner and City of Berkeley tenants Waterside Workshops and BORP.
- 71. Public Right-of-Way (ROW) Improvements.** Unless modified by the Right of Way Improvement Agreement in Condition 27 above, the Zoning Officer shall verify that the following improvements, subject to review and approval of Public Works or other relevant outside agency, have been made in the ROW as outlined in the Final Traffic Impact Analysis for the Berkeley Commons Project (Fehr & Peers, January 2021):
- Installation of traffic signal at the Sixth Street/ Bancroft Way intersection (Prior to Certificate of Occupancy of Building B).
 - Prohibition of on-street parking on the south side of Addison Street between the railroad tracks and Second Street to provide adequate sight distance for vehicles exiting the Project driveways.
 - Prohibition of on-street parking on the north side of Bancroft Way between the railroad tracks and just west of the westmost Project driveway prior to Project occupancy to provide adequate sight distance for vehicles exiting the Project driveways.
 - Installation of a marked crosswalk across the east approach of the Second Street/Addison Street intersection prior to Project occupancy to discourage pedestrians from crossing Addison Street at the at-grade railroad crossing.

- Upon coordination with Caltrans and the City of Berkeley to determine the feasibility, conversion of the Second Street/Eastbound I-80 Off-Ramp intersection to all-way stop-controlled operations by installing stop-signs on the northbound and southbound Second Street approaches of the intersection. The placement of the stop-signs may require curb and sidewalk improvements at the intersection corners as well as advanced warning signs on southbound Second Street. Consistent with Section 2B.07.05C of the MUTCD, the installation of the stop-signs on the northbound and southbound Second Street approaches are recommended to improve the sight distance for vehicles on the off-ramp approach.
- Upon continued coordination with UPRR, CPUC, and the City of Berkeley to improve the safety of all travelers at the Addison Street at-grade railroad crossing with the on-going UPRR project along the tracks and to the extent consistent with the Federal Railroad Administration requirements, any of the following:
 - Relocation of the existing gate on eastbound Addison Street to improve truck turns from the Service Access roadway
 - Installation of pedestrian warning devices in the northwest and southeast quadrants of the crossing
 - If a permanent median is installed on Addison Street, provision of rolled curbs to allow large trucks and emergency vehicles to access the Service Access roadway
- Upon continued coordination with UPRR, CPUC, and the City of Berkeley to improve the safety of all travelers at the Bancroft Way at-grade railroad crossing, install potential improvements, which will be coordinated with the on-going UPRR project along the tracks and would be consistent with the Federal Railroad Administration requirements, any of the following:
 - Improvement of the automatic gate and warning devices at the crossing
 - Improvement of the sidewalk on the north side of Bancroft Way, including across the railroad tracks, to meet ADA requirements.

Within One Year of Issuance of Final Certificate of Occupancy:

72. Bolivar/Aquatic Park Community Benefits Agreement Improvements. Unless otherwise modified by the Bolivar/Aquatic Park Community Benefits Agreement in Condition 25, but not to exceed one year from issuance of Final Certificate of Occupancy, the Applicant shall have completed the following improvements as per the Community Benefits Agreement:

- Replacement of the three existing perpendicular parking stalls at the intersection of Bolivar Drive and Bancroft Way;
- Replacement of the existing parking on Bolivar Drive south of Bancroft Way with parking oriented perpendicular to the roadway and will total 26 stalls;
- Replacement of curbs, between Bancroft Way and the entrance to Dream Land, on either side of the roadway with 20 feet of roadway pavement surface;
- Construction of an approximately 12-foot wide shared bike and pedestrian path will be constructed on the west side of Bolivar Drive between Bancroft Way and the entrance to Dream Land.;
- Installation of native landscaping on the east side of the Aquatic Park lagoon and Bolivar Drive, from Addison Street to Channing Way, to replace existing shoreline landscape with native species. Smaller picnic lawn areas near the pedestrian pathway will remain. The applicant shall fund the maintenance of said landscaping in the amount of \$4,000 monthly for 10 years.

- Completion of the following work on the BORP building and its adjacent building: new paint, cleanup of the horseshoe area, and replacement/repair to the existing gates on the site. The applicant shall not be responsible for any needed repairs to, or maintenance of, said buildings.

At All Times:

73. Protected Floor Area. Unless otherwise permissible through changes to the underlying zoning, 5,120 square feet of floor area of Protected Use only (i.e. Manufacturing, Warehousing, Wholesale Trade, and/or Resource Recovery Enterprise) and the additional 10,242 square feet of floor area that may be used as research and development floor area pursuant to the Administrative Use Permit approved for the project pursuant to section 23E.80.045.A.2 of the Zoning Ordinance, shall remain within the project site.
74. Pedestrian Drop-Off and Pathway, Medicinal Garden/Pathway, & Viewing Area/Plaza. Use of the shuttle drop-off area and pedestrian pathway shall be per the terms of the Regulatory Agreement and such areas shall generally be open during the same hours as Aquatic Park with no overnight use permitted.
75. Landscape Maintenance. The project applicant shall maintain any landscaping depicted in approved landscape plans in areas located along the west edge of the Project property line but east of the Bolivar Drive east curb, as well as the island created by the shuttle drop-off on Bolivar Drive, in substantial compliance with approved landscaping plans.
76. Exterior Lighting. All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
77. Rooftop Projections. No additional rooftop or elevator equipment shall be added to exceed the approved maximum roof height without submission of an application for a Use Permit Modification, subject to Board review and approval.
78. Design Review. Signage and any other exterior modifications, including but not limited to landscaping and lighting, shall be subject to Design Review approval.
79. Drainage Patterns. The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.
80. Loading. All loading/unloading activities associated with deliveries to all uses shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. daily.
81. Transportation Management Program. The project applicant shall implement a TDM Plan that shall include, at a minimum:
 - Provide shuttle service between both Project buildings and the North Berkeley BART Station during weekday peak commute periods (6:00 AM to 10:00 AM and 3:00 PM to 7:00 PM). The Project will also explore the feasibility and if feasible, will coordinate the shuttle

service with existing shuttle services, and/or other employers in West Berkeley. Shuttle service will be adjusted based on ridership

- Provide bike lockers, showers, personal lockers, and a repair station on-site to encourage bicycling to the site
- Provide shared bicycles that employees can use during the day for errands
- Coordinate with City of Berkeley, and/or other regional agencies to facilitate installation of a BayWheels bikeshare station along the Project frontage
- Offer to provide free parking spaces for at least two car share vehicles (ZIPcar, etc.)
- Offer carpool/ride-matching services, such as ZimRide, ComoVee, or 511.org RideShare, to pair employees interested in forming commute carpools.
- Provide preferential carpool parking including free parking for carpoolers if employees are charged for on-site parking
- Require tenants to provide pre-tax commuter benefits for Project employees
- Reimburse employees the maximum non-taxable cost of commuting to and from work on public transportation (e.g., monthly passes) if they so commute, and a notice informing employees of the availability of such subsidy shall be permanently displayed in the employee area as per BMC Chapter 9.88.
- Regularly provide Project tenants and employees information about various transportation options in the area and the TDM strategies provided by the Project. The main lobby of each Project building shall also provide all the information on transportation options, including a TransitScreen.
- Provide information on the Bay Area Commuter Benefits Program to all building tenants. As of September 30, 2014, Bay Area employers with 50 or more full-time employees within the Bay Area Air Quality Management District (Air District) geographic boundaries are required to register and offer commuter benefits to their employees in order to comply with Air District Regulation 14, Rule 1, also known as the Bay Area Commuter Benefits Program. Employers must select one of four Commuter Benefit options to offer their employees: a pre-tax benefit, an employer-provided subsidy, employer-provided transit, or an alternative commute benefit. (Information about Commute Benefits Program is at 511.org/employers/commuter/overview.)

MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the 600 Addison Street Project (Project). The MMRP, which is provided in Table A, lists mitigation measures recommended in the IS/MND for the proposed project and identifies mitigation monitoring requirements. The Final MMRP must be adopted when the Zoning Adjustments Board makes a final decision on the Project.

This MMRP has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of an MMRP when mitigation measures are required to avoid significant impacts. The MMRP is intended to ensure compliance during implementation of the project.

The MMRP is organized in a matrix format. The first column identifies the impact and the second column identifies the mitigation measure or other measure that would be implemented for each project impact. The third column, entitled "Monitoring Responsibility," refers to the agency responsible for oversight or ensuring that the mitigation measure is implemented. The fourth column, entitled "Monitoring Timing," refers to when the monitoring will occur to ensure that the mitigation action is completed. The fifth column, entitled "Verification," is for the lead agency to provide verification that the measures have been implemented.

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Table A: Mitigation Monitoring and Reporting Program

Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
3.4 Biological Resources				
<p>The proposed Project could have a substantial adverse effect on special-status and other bird species due to potential collisions with various building elements.</p>	<p><u>BIO-1</u>: The Project shall implement applicable measures identified in the U.S. Fish and Wildlife Service’s (USFWS) best practices for reducing bird strikes with buildings.¹ Specifically, and at a minimum, windows of the proposed buildings shall include external film and/or glass coverings designed to reduce bird strikes. Such measures shall incorporate one or more of the following glazing options for 90 percent of the windows on the west facing building façade, or a lesser amount if appropriate and agreed to by a qualified biologist; 100 percent of all glass balcony elements shall include the same treatments:</p> <ul style="list-style-type: none"> ● Glass that reflects the ultraviolet light, such as “Ornilux;” ● Glass which has photovoltaic cells embedded such as “IQ Glass,” or “Votalux;” ● Dichroic glass; ● Fritted glass such as Viracon silk-screen; ● Etched glass; ● Translucent glass such as “Profilite;” or ● Film. <p>In addition, all exterior lighting included as a part of the proposed project shall light downwards instead of towards the sky, interior lights shall be turned off at night or automatic shades shall be installed on all west-facing windows, and limited to required security lighting during all times of the year. Furthermore, interior plantings shall be located away from any untreated windows where birds may see them and attempt to fly into them.</p>	<p>City of Berkeley Planning and Development Department</p>	<p>Prior to approval of Final Design by the Design Review Committee</p>	

¹ U.S. Fish and Wildlife Service. 2016. Division of Migratory Bird Management. *Reducing Bird Collisions With Buildings And Building Glass Best Practices*. July.

Table A: Mitigation Monitoring and Reporting Program

Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	The proposed building treatments and window glazing shall be incorporated into the Final Design Plans and submitted to the City of Berkeley Planning Department for review and approval by a qualified biologist prior to approval of Final Design by the Design Review Committee.			
Demolition of existing structures could adversely affect special-status and common bat roosts.	BIO-2a: Prior to the initiation of demolition or tree removal activities occurring during the spring, summer, or fall months (March 1 through November 30), the Project applicant shall retain a qualified biologist to conduct a presence/absence survey to evaluate the site for the occurrence of bats and bat roosts. The surveys shall be scheduled to allow sufficient time to implement mitigation if bats are found during the survey. The Project applicant shall submit a memorandum with the demolition permit application identifying the qualified biologist retained to conduct the survey and the date of the survey. A second memorandum detailing the findings shall be prepared by the qualified biologist and submitted to the City after completion of the survey.	City of Berkeley Planning and Development Department	Prior to the initiation of demolition or tree removal activities from March 1 through November 30 and prior to submittal of the demolition permit application	



Table A: Mitigation Monitoring and Reporting Program

Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<p><u>BIO-2b</u>: If a bat roost is found in any onsite buildings, the species of bat using the roost shall be identified. If the roost is occupied by common species and is not used as a maternity roost, as determined by a qualified biologist, then methods to encourage the bats to leave the roost or to prevent them from returning to the roost shall be implemented prior to roost removal. A mitigation plan shall be developed by the qualified biologist to specify the methods to be used and the timing of the activities. These methods could include removal of roosting sites during the time of day the roost is unoccupied or the installation of one-way doors, allowing the bats to leave the roost but not to re-enter. This mitigation plan shall be submitted to the City for review and approval prior to the initiation of demolition or tree removal activities.</p>	<p>City of Berkeley Planning and Development Department</p>	<p>Prior to the initiation of demolition or tree removal activities from March 1 through November 30</p>	
	<p><u>BIO-2c</u>: If only common species are observed during the survey of the site and the site is not found to be used as a maternity roost, the Project applicant shall retain a qualified biologist to conduct preconstruction surveys for bat roosts in existing buildings prior to construction activities. The survey shall take place no more than 30 days prior to construction/demolition/removal activities. Preconstruction surveys shall be repeated if demolition or construction activities are delayed more than 30 days.</p>	<p>City of Berkeley Planning and Development Department</p>	<p>30 days (or fewer) prior to construction, demolition, or removal activities</p>	

Table A: Mitigation Monitoring and Reporting Program

Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<p><u>BIO-2d</u>: If special-status bats (e.g., pallid bat) are found onsite, and the roost would be disturbed or destroyed during development, an artificial roost shall be provided. The roost shall be constructed and placed onsite or at a City- and CDFW-approved off-site mitigation area prior to removal of the original roost. Materials from the roost site shall be salvaged, when feasible, to be used in the construction of artificial roosts. A mitigation plan specifying the construction details and siting of the structure shall be prepared by the qualified biologist and approved by the City and CDFW prior to removal of the existing roost. The Project applicant shall provide a secure source of funding for the monitoring of the artificial roost for a period of 5 years and for implementing actions to remediate the artificial roost if it does not attract bats. A report documenting the implementation of the plan shall be provided to the City and CDFW within one month of completion of the artificial roost. Annual monitoring reports shall be provided to the City and CDFW by the Project applicant by November 30 of each year, for the 5 year period. The mitigation plan shall be completed and implemented prior to the issuance of a building permit for demolition.</p>	<p>City of Berkeley Planning and Development Department</p>	<p>Prior to the removal of any existing roost</p> <p>Annually prior to November 30 for a 5 year period</p>	
	<p><u>BIO-2e</u>: If bat roosts are identified for protection as a result of surveys conducted as part of Mitigation Measure BIO-2, pruned limbs or cut trees shall be left on the ground in place for at least 24 hours after cutting to allow any bats that may be roosting in the trees to leave the roosts prior to removal.</p>	<p>City of Berkeley Planning and Development Department</p>	<p>During construction, demolition, or removal activities</p>	



Table A: Mitigation Monitoring and Reporting Program

Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<p><u>BIO-2f</u>: Removal of maternity roosts for any species of bats either common or special-status shall be coordinated with CDFW prior to removal. Maternity roosts for any species of bat, either common or special-status, shall not be demolished until a qualified biologist has determined that the young are able to fly independently of their mothers.</p>	<p>City of Berkeley Planning and Development Department</p>	<p>Prior to removal of any existing roost</p>	
<p>The proposed Project could have a substantial adverse effect on State or federally protected wetlands through direct alteration or fill.</p>	<p><u>BIO-3</u>: The Project applicant shall compensate for impacts to all areas verified as jurisdictional on the site. The impacted features shall be mitigated at a minimum 1:1 ratio consistent with the Corps "no net loss" policy. The Project applicant shall obtain the necessary permits from the Corps and/or RWQCB (if required) for any fill of jurisdictional areas. All terms of the permits shall be implemented as a condition of the Project. If permits require mitigation at a higher ratio than 1:1, that requirement shall be met.</p>	<p>City of Berkeley Planning and Development Department</p>	<p>Prior to issuance of a building permit</p>	
<p>The proposed Project could conflict with local policies or ordinances related to protected trees.</p>	<p><u>BIO-4a</u>: The following tree protection measures shall be implemented to protect any street trees that are preserved:</p> <ul style="list-style-type: none"> ● Tree Avoidance. The Project shall avoid the protected street trees. Tree Protection Fencing (TPF) shall be indicated on the Project plans. ● Tree Protection Fencing. Prior to the start of construction, TPF shall be installed around all Project trees that will be retained. The TPF shall be maintained during the construction to prevent direct damage to trees and their growing environment. The TPF shall consist of a high-visibility fence supported by metal "T-posts." Where a tree is in a tree well or planter, or where the dripline extends into the work area, pedestrian walkways, or vehicle ways and would impede construction or public traffic, installation of the TPF can be adapted to the tree setting to provide the maximum allowable 	<p>City of Berkeley Planning and Development Department</p>	<p>Prior to the removal of any mature trees</p> <p>During the construction period</p>	

Table A: Mitigation Monitoring and Reporting Program

Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<p>distance between the hardscape/work zone and the trunk. If space is severely constricted and/or the installation of T-posts could damage tree roots, the tree trunks can be wrapped in burlap-wrapped wattle wrapped in high-visibility fence. The TPF or wattle shall be installed as part of the site preparation before construction activities or tree removal or trimming begins and shall be installed under the supervision of a qualified arborist. The TPF shall not be altered in any way that would increase the encroachment on the avoided trees during construction activities.</p> <ul style="list-style-type: none"> ● Tree Maintenance During Construction and Protection of Root Zones. Tree roots often extend far beyond the canopy dripline. In order to temper soil moisture and temperature, a 5-inch layer of mulch shall be placed within the tree protection zone. Preserved trees shall be provided with supplemental watering at least one month prior to the start of construction and periodically during construction. Individual tree basins shall be watered at a minimum frequency of once every 30 days during between mid-March and Mid-September (warm weather growing season). ● Excavation Work Within the Dripline of Retained Trees Shall be Done with Low Impact Machinery and Hand Tools. If roots of retained trees become exposed during construction and need to be removed to allow construction to proceed, these roots shall be cut cleanly with a sharp blade and covered with soil immediately. Tree roots shall not be pulled or torn. ● Tree Protection Signage. A warning sign that clearly states "Keep Out - Tree Protection Area" shall be prominently displayed on each TPF. The sign shall be 			



Table A: Mitigation Monitoring and Reporting Program

Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<p>a minimum of 8.5 inches by 11 inches, be laminated in plastic, and placed on all sides of the enclosures.</p> <ul style="list-style-type: none"> ● Use of Heavy Equipment. Heavy machinery shall not be allowed to operate (excavation, grading, drainage and leveling) or to park within the drip line of avoided trees unless approved by a qualified arborist. ● Storage of Construction Materials and Debris. Construction materials (e.g., gravel, aggregate, heavy equipment) or Project debris and waste material shall not be placed adjacent to or against the trunks of avoided trees. Disposing or depositing of oil, gasoline, chemicals, or other harmful materials within the drip line or in drainage channels, swales, or areas that may lead to the drip line, is strictly prohibited. ● Monitoring. A certified arborist shall be retained for periodic monitoring of the Project site and the health of trees to be avoided. The certified arborist shall be present whenever construction activities that may pose a potential threat to the health of the trees to be avoided may occur. ● Incidental Damage to Retained Trees. The attachment of wires, signs, and ropes to any retained tree is strictly prohibited. Injury to trees shall be avoided. ● Trimming. All pruning of trees shall be performed by a licensed contractor familiar with International Society of Arboriculture pruning guidelines and shall comply with the guidelines established by the International Society of Arboriculture; Best Management Practices; Tree Pruning and any special conditions as determined by a certified arborist 			

Table A: Mitigation Monitoring and Reporting Program

Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<p><u>BIO-4b</u>: The coast live oak tree in the southeastern corner of the site shall be transplanted on site, in compliance with the Transplant Procedures and Post-Transplant Maintenance Recommendations outlined in the Existing Oak Tree Health Assessment and Estimate to Transplant report prepared for the proposed Project. These measures shall be incorporated into the final design and construction specifications for the proposed Project and submitted to the City for review and approval prior to issuance of a tree removal permit for the coast live oak.</p> <p>The Project applicant shall provide a report prepared by a certified arborist to the City of Berkeley Planning Department detailing the health and maintenance of the transplanted oak tree on an annual basis for a period of ten years. If the coast live oak tree dies within ten years of being transplanted it shall be replaced on a 1:1 basis. The size of the replacement tree shall be a 15-gallon, or larger, specimen, measuring one inch or more in diameter at a point one foot above the base, and not less than seven feet in height, measured from the base. The size and number of replacement tree(s) shall approximate the value of the tree to be replaced. Tree values shall be determined using the latest edition of "Guide for Plant Appraisal" by the International Society of Arboriculture.</p>	<p>City of Berkeley Planning and Development Department</p>	<p>Prior to the approval of final design</p>	



Table A: Mitigation Monitoring and Reporting Program

Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
3.5 Cultural Resources				
Project construction could result in a substantial adverse change in the significance of a historic archaeological resource.	<p><u>CUL-1a</u>: Prior to issuance of any building permit involving site grading or ground disturbance, the Project applicant shall retain a qualified archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for archeology to conduct the pre-construction archaeological testing program recommended in the Cultural Resources Evaluation and Testing Report prepared by Archeo-Tec. The Project applicant shall submit the pre-construction archaeological testing program to the City’s Planning Department for review and approval.</p>	City of Berkeley Planning and Development Department	Prior to the issuance of demolition or building permits	
	<p><u>CUL-1b</u>: Prior to issuance if a building permit involving any potential ground disturbing activity, all construction contractor(s) responsible for overseeing and operating ground-disturbing mechanical equipment (e.g., onsite construction managers and backhoe operators) shall be required to participate in cultural resources awareness and sensitivity training. The purpose of this training is to (1) educate construction personnel regarding the types of archaeological deposits that may be encountered during construction; (2) inform construction personnel of the appropriate procedures that must be used if archaeological deposits or human remains are encountered, including work stoppage, agency notification, and archaeological exposure and removal of significant deposits; and (3) provide cultural sensitivity training to construction personnel to ensure respectful and appropriate behaviors in the vicinity of archaeological deposits and human remains, consistent with the direction of the onsite Ohlone tribal group as identified below.</p>	City of Berkeley Planning and Development Department	Prior to ground-disturbing activities	

Table A: Mitigation Monitoring and Reporting Program

Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<p>A qualified archaeologist that meets or exceeds the Secretary of the Interior’s Professional Qualifications Standards in archaeology and an Ohlone tribal representative eligible to consult with the City, pursuant to AB 52, shall conduct the training. The Project applicant shall maintain a record of all construction personnel that have received this training and provide the record to the City. These records shall be submitted to the City prior to issuance of a building permit involving any ground disturbing activity and shall be maintained by the applicant throughout the duration of the construction period. A final record shall be submitted to the City prior to issuance of a certificate of occupancy.</p>			
	<p><u>CUL-1c</u>: The applicant shall retain a qualified archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for archeology and an Ohlone Native American tribal representative to monitor Project ground disturbance below fill deposits. The monitoring archaeologist can adjust monitoring frequency based on in-field observations of the potential for encountering archaeological deposits. Archaeological and tribal monitoring shall continue until the archaeologist and tribal representative determine that there is a low potential for impacts to intact subsurface archaeological deposits or other deposits of tribal concern.</p> <p>Should an archaeological deposit be encountered during Project subsurface construction, all ground-disturbing activities within 25 feet shall be redirected and the onsite archaeologist and Ohlone monitor shall assess the deposit, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. The City shall be notified by</p>	<p>City of Berkeley Planning and Development Department</p>	<p>Prior to and during ground-disturbing activities</p>	



Table A: Mitigation Monitoring and Reporting Program

Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<p>the applicant team within 24 hours of the encounter. If found to be significant by the onsite archaeologist (i.e., eligible for listing in the California Register of Historical Resources), the applicant shall be responsible for funding and implementing appropriate mitigation measures.</p> <p>Per CEQA Guidelines Section 15126.4(b)(3), avoidance of an archaeological historical resource identified during Project construction is the preferred mitigation. The onsite archaeologist, Ohlone monitor, Project applicant, and construction contractor shall consult to determine if preservation in place of the archaeological deposit is feasible. If avoidance is feasible, the archaeologist shall document the resource in situ and shall ensure that additional impacts to the deposit from the Project are avoided. If Project development cannot avoid a resource identified during construction, other mitigation measures shall be implemented. These mitigation measures may include, but would not be limited to, recording the archaeological deposit, data recovery and analysis, and public outreach. Upon completion of the selected mitigations, a report documenting methods, findings, and recommendations shall be prepared and submitted to the City for review.</p>			
	<p><u>CUL-1d</u>: Should an archaeological deposit be encountered during Project construction activities while an archaeological or tribal monitor is not on site, all ground-disturbing activities within 50 feet shall be redirected and a qualified archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for Archeology and a tribal representative contacted to assess the situation, determine if the deposit qualifies as a historical resource, consult with agencies as appropriate, and make recommendations</p>	<p>City of Berkeley Planning and Development Department</p>	<p>During ground-disturbing activities</p>	

Table A: Mitigation Monitoring and Reporting Program

Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	for the treatment of the discovery. If the deposit is found to be significant (i.e., eligible for listing in the California Register of Historical Resources), the Project applicant shall be responsible for funding and implementing appropriate mitigation measures.			
3.9 Hazards and Hazardous Materials				
The proposed Project could expose Project site occupants to the release of hazardous materials due to the presence of contaminated soil and groundwater conditions.	<u>HAZ-1</u> : Soil gas samples shall be collected at the Project site and analyzed for VOCs to evaluate whether impacts from VOCs could pose a vapor intrusion concern for the Project site. The soil gas sampling results shall be compared to applicable regulatory screening levels for the protection of human health (e.g., ESLs). The sampling, evaluation, and reporting activities should be performed by a qualified Environmental Professional. If concentrations of VOCs in soil gas exceed applicable regulatory screening levels, the appropriate regulatory agency(ies) (e.g., San Francisco Bay Regional Water Quality Control Board, and/or Department of Toxic Substances Control) shall be notified, and further evaluation and mitigation of the environmental impacts, if necessary, shall be performed under the oversight of the appropriate regulatory agency(ies). Potential mitigations could include installation of vapor barriers or vapor recovery systems that transfer soil gases through exterior ventilation systems. The responsible oversight agency would monitor the effectiveness of the mitigation system and would be required to approve of a work plan that describes the feasibility and operation of the selected system before the City could issue a certificate of occupancy.	City of Berkeley Department of Toxic Substances Control and RWQCB and/or DTSC	Prior to issuance of a certificate of occupancy	



Table A: Mitigation Monitoring and Reporting Program

Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
3.10 Hydrology and Water Quality				
<p>The proposed Project could substantially alter the existing drainage pattern of the site in a manner that could increase the rate or amount of surface runoff that could result in flooding on- or off site.</p>	<p><u>HYD-1</u>: The Project applicant shall submit a Final Hydrology Study to the City of Berkeley Public Works Department for review and approval prior to issuance of grading and building permits. The Final Hydrology Study shall be prepared consistent with the requirements of the Clean Water Program C.3 Stormwater Technical Guidance, Version 6.0 (October 2017), or subsequent guidance manuals. The Final Hydrology Study shall demonstrate that the on-site drainage facilities are designed and adequately sized to accommodate stormwater runoff from the 10-year and 100-year design storms so that peak flow of stormwater from the project site would not exceed existing conditions. The City shall verify that the drainage facilities specified in the Final Hydrology Study are incorporated into the final project design.</p>	<p>City of Berkeley Public Works Department</p>	<p>Prior to issuance of a building permit</p>	
3.17 Transportation				
<p>The proposed Project could substantially increase hazards due to potential conflicts associated with increased pedestrian and cyclist activity at or near at-grade railroad crossings.</p>	<p><u>TRA-1</u>: One or more of the following improvements at the Addison Street and Bancroft Way at-grade railroad crossings shall be implemented prior to issuance of a certificate of occupancy, in coordination with and as required by the Union Pacific Railroad, the California Public Utilities Commission, and the City of Berkeley.</p> <ul style="list-style-type: none"> ● Potential improvements at the Addison Street at-grade crossing shall include one or more of the following: <ul style="list-style-type: none"> ○ Relocate the existing gate on eastbound Addison Street to improve truck turns from the service access driveway; ○ Install pedestrian warning devices in the northwest and southeast quadrants of the crossing; and ○ If a permanent median is installed on Addison Street, consider providing mountable curbs to 	<p>City of Berkeley Planning and Development and Public Works Departments</p>	<p>Prior to issuance of a certificate of occupancy</p>	

Table A: Mitigation Monitoring and Reporting Program

Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<p>allow large trucks and emergency vehicles to access the service access driveway;</p> <ul style="list-style-type: none"> ● Potential improvements at the Bancroft Way at-grade crossing shall include one or more of the following: <ul style="list-style-type: none"> ○ Improve the automatic gate and warning devices at the crossing; ○ Parking on the north side of Bancroft Way west of the railroad tracks would already be eliminated. Note that parking on the south side of Bancroft Way east of the tracks is currently prohibited. ○ Improve the sidewalk on the north side of Bancroft Way, including across the railroad tracks, to meet ADA requirements. 			

Source: 600 Addison Street Project Initial Study/Mitigated Negative Declaration and Response to Comments Memorandum (LSA 2021).

BERKELEY COMMONS

600 ADDISON ST., BERKELEY, CALIFORNIA

OWNER

LANE PARTNERS
644 MENLO AVE, 2ND FLR
MENLO PARK, CA 94025 | 1110 MAR WEST, STE M
TIBURON, CA 94920

PROJECT TEAM

ARCHITECT
Gensler
2101 WEBSTER STREET, SUITE 2000
OAKLAND, CA 94612

BUILDER
DEVCON CONSTRUCTION
690 GIBRALTAR DR
MILPITAS, CA 95035

LANDSCAPE ARCHITECT
TOM LEADER STUDIO
1015 CAMELIA ST
BERKELEY, CA 94710

CIVIL ENGINEER
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

STRUCTURAL ENGINEER
NISHKIAN MENNINGER
600 HARRISON ST
SAN FRANCISCO, CA 94107

MEP ENGINEER
INTERFACE ENGINEERING
135 MAIN ST, SUITE 400
SAN FRANCISCO, CA 94105

SUSTAINABILITY
ATELIER TEN
443 TEHAMA ST, 1 ST FLOOR
SAN FRANCISCO, CA 94103

GEOTECH ENGINEER
CORNERSTONE EARTH
1259 OAKMEAD PARKWAY
SUNNYVALE, CA 94085

ISSUANCE	DATE
1 ZONING & DRC APPLICATION	12/20/2019
2 RESPONSE TO PLANNING & DRC COMMENTS	02/19/2020
3 RESPONSE TO 03/24/2020 PLANNING COMMENTS	04/10/2020
4 RESPONSE TO 05/05/2020 PLANNING COMMENTS	05/13/2020
5 DRC COMMENTS	11/05/2020
6 ZAB/DRC PREVIEW	02/01/2021
7 PLANNING SUBMISSION	04/23/2021

SEAL & SIGNATURE

NOT FOR CONSTRUCTION

PROJECT NAME

Berkeley Commons
600 Addison Street, Berkeley, CA 94710

PROJECT NUMBER

33.4462.000

DESCRIPTION

General
TITLE PAGE

SCALE

GO.00.

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

Shanna Alu

May 27, 2021

SIGNATURE

DATE

* Findings and Conditions Attached

REVISED
8:34 am, Jun 01, 2021

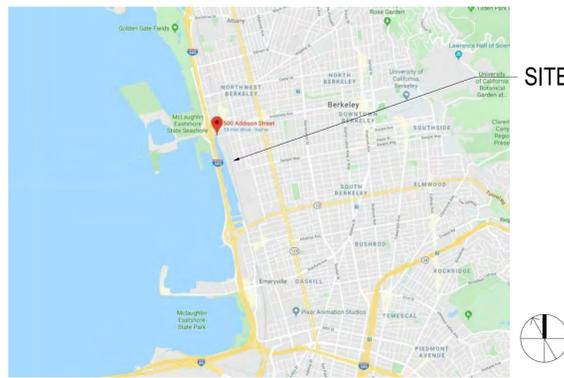
BERKELEY COMMONS

600 ADDISON STREET, BERKELEY, CA

PLANNING SUBMISSION

APRIL 23, 2021

VICINITY MAP



LOCATION MAP



PROJECT INFORMATION

NAME: BERKELEY COMMONS
ADDRESS: 600 ADDISON STREET, BERKELEY, CA 94710
AREA OF WORK: 8.357 ACRES
SCOPE OF WORK: THE PROJECT PROPOSES (2) THREE STORY LAB/ OFFICE BUILDINGS AND ASSOCIATED PARKING STRUCTURES. EXISTING STRUCTURES AND SURFACE PARKING ON SITE TO BE DEMOLISHED.

CODE COMPLIANCE & ANALYSIS

BUILDING CODE: 2019 CALIFORNIA BUILDING CODE, WITH LOCAL AMENDMENTS
ELECTRICAL CODE: 2019 CALIFORNIA ELECTRICAL
MECHANICAL CODE: 2019 CALIFORNIA MECHANICAL CODE
PLUMBING CODE: 2019 CALIFORNIA PLUMBING CODE
ENERGY CODE: 2019 CALIFORNIA ENERGY CODE
SUSTAINABILITY CODE: 2019 CALIFORNIA GREEN BUILDING STANDARDS
FIRE CODE: 2019 CALIFORNIA FIRE CODE
ZONING: MULI
LOT NUMBER: 56-1952-2-1
OCCUPANCY TYPE: B, L, S-2
TYPE OF CONSTRUCTION: TYPE IA
SPRINKLERED: YES
EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM: YES
FIRE EXTINGUISHERS: TYPE 2-A FIRE EXTINGUISHER EVERY 75' OR 11,250 SF MAX.

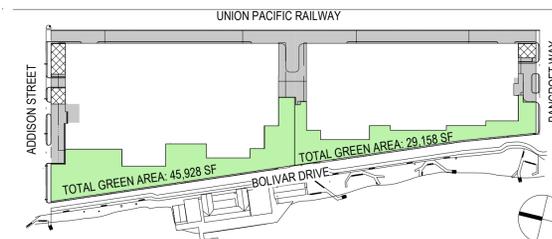
PER CBC TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) - TYPE IA

BUILDING ELEMENT	REQUIRED RATING
PRIMARY STRUCTURAL FRAME:	3 HRS
BEARING WALLS:	
EXTERIOR:	3 HRS
INTERIOR:	3 HRS
NONBEARING WALLS & PARTITIONS:	
EXTERIOR:	1 HR*
INTERIOR:	1 HR**
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS:	2 HRS*
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS:	1 1/2 HRS

PARKING AND LOADING SUMMARY (REVISED 04/23/2021)

BUILDING A GARAGE: STANDARD PARKING: 475, ADA PARKING: 8, VAN ACCESSIBLE PARKING: 3, EV PARKING: 54, TOTAL VEHICLE PARKING: 540
BUILDING B GARAGE: STANDARD PARKING: 354, ADA PARKING: 8, VAN ACCESSIBLE PARKING: 1, EV PARKING: 40, TOTAL VEHICLE PARKING: 403
LONG TERM BICYCLE PARKING: 108
SHORT TERM BICYCLE PARKING: 27
REQUIRED VEHICLE PARKING = 2 SPACES / 1000 SF (PER BERKELEY MUNICIPAL CODE SEC. 23E.00.80)
BUILDING A = 269,786 GSF / 500 SF = 540 PARKING SPACES REQUIRED
BUILDING B = 201,200 GSF / 500 SF = 403 PARKING SPACES REQUIRED
REQUIRED BICYCLE PARKING = 1 SPACE/ 2000 SF (PER BERKELEY MUNICIPAL CODE SEC. 23E.00.80)
BUILDING A = 269,786 GSF / 2000 SF = 135 BICYCLE PARKING SPACES REQUIRED
BUILDING B = 201,200 GSF / 2000 SF = 101 BICYCLE PARKING SPACES REQUIRED
REQUIRED BICYCLE PARKING = LONG TERM 1:2,500 GSF; SHORT TERM 1:10,000 GSF (PER CITY OF BERKELEY BICYCLE PLAN)
BUILDING A: LONG TERM BICYCLE PARKING: 269,786 GSF / 2,500 = 108 BICYCLE PARKING SPACES REQUIRED
BUILDING A: SHORT TERM BICYCLE PARKING: 269,786 GSF / 10,000 = 27 BICYCLE PARKING SPACES REQUIRED
BUILDING B: LONG TERM BICYCLE PARKING: 201,200 GSF / 2,500 = 81 BICYCLE PARKING SPACES REQUIRED
BUILDING B: SHORT TERM BICYCLE PARKING: 201,200 GSF / 10,000 = 20 BICYCLE PARKING SPACES REQUIRED
10% OF PARKING TO BE EVCS, 40% WILL BE EV READY WITH CONDUIT
BUILDING A LOADING: TRUCK BAYS: 4, LOADING SPACES: 7, TOTAL LOADING: 11
BUILDING B LOADING: TRUCK BAYS: 4, LOADING SPACES: 5, TOTAL LOADING: 9
ELEVATORS: ALL PASSANGER ELEVATORS 3500 LBS, ALL SERVICE ELEVATORS 4000 LBS (GURNEY COMPLIANT)

OPEN SPACE SUMMARY



AREA SUMMARY

BERKELEY COMMONS - PROJECT INFORMATION									
SUMMARY									
ITEM	UNIT	AMOUNT	PERCENT	ITEM	UNIT	AMOUNT	PERCENT	ITEM	UNIT
Building Area	SF	460,986	100%	Site Area	SF	460,986	100%	Impervious Area	SF
Parking Area	SF	190,200	41%	Roof Area	SF	190,200	41%	Green Area	SF
Impervious Area	SF	270,786	59%	Green Area	SF	29,158	6%	Water Area	SF
Water Area	SF	1,000	0%	Water Area	SF	1,000	0%	Other Area	SF
Other Area	SF	1,000	0%	Other Area	SF	1,000	0%		

SHEET INDEX

Sheet Number	Sheet Name	ZONING 12/20/2019	DRC 12/20/2019	ZONING 02/19/2020	DRC 02/19/2020	ZONING 04/10/2020	DRC 11/05/2020	ZONING 02/01/2021	ZONING 04/23/2021
GENERAL									
G0.00	TITLE PAGE	•	•	•	•	•	•	•	•
G0.01	PROJECT INFORMATION, SHEET INDEX	•	•	•	•	•	•	•	•
G0.10	SITE PHOTOGRAPHS	•	•	•	•	•	•	•	•
G0.11	SITE PHOTOGRAPHS	•	•	•	•	•	•	•	•
G0.12	TON WAY VIEW CORRIDOR STUDY	•	•	•	•	•	•	•	•
CIVIL									
C0.1	AL.T.A. SURVEY	•	•	•	•	•	•	•	•
C0.2	AL.T.A. SURVEY	•	•	•	•	•	•	•	•
C0.3	AL.T.A. SURVEY	•	•	•	•	•	•	•	•
C0.4	AL.T.A. SURVEY	•	•	•	•	•	•	•	•
C0.5	AL.T.A. SURVEY	•	•	•	•	•	•	•	•
C0.6	AL.T.A. SURVEY	•	•	•	•	•	•	•	•
C1.0	EXISTING CONDITIONS PLAN	•	•	•	•	•	•	•	•
C1.1	EXISTING TREE PLAN	•	•	•	•	•	•	•	•
C2.0	CONCEPTUAL GRADING PLAN	•	•	•	•	•	•	•	•
C3.0	CONCEPTUAL UTILITY PLAN	•	•	•	•	•	•	•	•
C4.0	CONCEPTUAL STORMWATER MANAGEMENT PLAN	•	•	•	•	•	•	•	•
C5.0	AVERAGE SITE ELEVATION	•	•	•	•	•	•	•	•
LANDSCAPE									
L0.01	ILLUSTRATIVE LANDSCAPE PLAN	•	•	•	•	•	•	•	•
L1.01	LANDSCAPE PLAN / PRELIMINARY GRADING	•	•	•	•	•	•	•	•
L1.02	LANDSCAPE PLAN / PRELIMINARY GRADING	•	•	•	•	•	•	•	•
L1.03	LANDSCAPE PLAN / PRELIMINARY GRADING	•	•	•	•	•	•	•	•
L2.00	PLANTING & HYDROZONES PLAN LEGEND	•	•	•	•	•	•	•	•
L2.01	PLANTING & HYDROZONES PLAN	•	•	•	•	•	•	•	•
L2.02	PLANTING & HYDROZONES PLAN	•	•	•	•	•	•	•	•
L2.03	PLANTING & HYDROZONES PLAN	•	•	•	•	•	•	•	•
L2.04	PLANTING & HYDROZONES PLAN	•	•	•	•	•	•	•	•
L3.01	CONCEPTUAL GRADING PLAN	•	•	•	•	•	•	•	•
L3.02	CONCEPTUAL GRADING PLAN	•	•	•	•	•	•	•	•
L3.03	CONCEPTUAL GRADING PLAN	•	•	•	•	•	•	•	•
L4.01	IRRIGATION & WATER USE DIAGRAM	•	•	•	•	•	•	•	•
L5.01	OHNLONE MEDICINAL GARDEN PLAN & RENDERINGS	•	•	•	•	•	•	•	•
L5.02	OHNLONE OUTLOOK PLAN & RENDERINGS	•	•	•	•	•	•	•	•
ARCHITECTURE									
A0.10	BUILDING GEOMETRY PLAN	•	•	•	•	•	•	•	•
A0.11	FOOTPRINT AREA DIAGRAM - MAIN BUILDINGS	•	•	•	•	•	•	•	•
A0.12	FOOTPRINT AREA DIAGRAM - PARKING GARAGES	•	•	•	•	•	•	•	•
A0.20	SITE PLAN	•	•	•	•	•	•	•	•
A0.21	OVERALL PLAN - LEVEL 01	•	•	•	•	•	•	•	•
A0.22	OVERALL PLAN - LEVEL 02	•	•	•	•	•	•	•	•
A0.23	OVERALL PLAN - LEVEL 03	•	•	•	•	•	•	•	•
A0.24	OVERALL PLAN - ROOF	•	•	•	•	•	•	•	•
A0.61	SIMULATIONS (BEFORE / AFTER RENDERING)	•	•	•	•	•	•	•	•
A0.62	SIMULATIONS (BEFORE / AFTER RENDERING)	•	•	•	•	•	•	•	•
A0.63	SIMULATIONS (BEFORE / AFTER RENDERING)	•	•	•	•	•	•	•	•
A0.64	SIMULATIONS (BEFORE / AFTER RENDERING)	•	•	•	•	•	•	•	•
A0.65	SIMULATIONS (BEFORE / AFTER RENDERING)	•	•	•	•	•	•	•	•
A0.66	SIMULATIONS (BEFORE / AFTER RENDERING)	•	•	•	•	•	•	•	•
A0.67	SIMULATIONS (BEFORE / AFTER RENDERING)	•	•	•	•	•	•	•	•
A0.68	SIMULATIONS (BEFORE / AFTER RENDERING)	•	•	•	•	•	•	•	•
A1.01	FLOOR PLAN - BLDG A - LEVEL 01	•	•	•	•	•	•	•	•
A1.02	FLOOR PLAN - BLDG A - LEVEL 02	•	•	•	•	•	•	•	•
A1.03	FLOOR PLAN - BLDG A - LEVEL 03	•	•	•	•	•	•	•	•
A1.04	FLOOR PLAN - BLDG A - ROOF	•	•	•	•	•	•	•	•
A1.05	FLOOR PLAN - BLDG A - ROOF	•	•	•	•	•	•	•	•
A1.11	FLOOR PLAN - BLDG B - LEVEL 01	•	•	•	•	•	•	•	•
A1.12	FLOOR PLAN - BLDG B - LEVEL 02	•	•	•	•	•	•	•	•
A1.13	FLOOR PLAN - BLDG B - LEVEL 03	•	•	•	•	•	•	•	•
A1.14	FLOOR PLAN - BLDG B - ROOF	•	•	•	•	•	•	•	•
A1.15	FLOOR PLAN - BLDG B - ROOF	•	•	•	•	•	•	•	•
A3.01	STREET STRIP ELEVATION	•	•	•	•	•	•	•	•
A3.02	STREET STRIP ELEVATION	•	•	•	•	•	•	•	•
A3.03	STREET STRIP ELEVATION	•	•	•	•	•	•	•	•
A3.10	MATERIAL PALETTE	•	•	•	•	•	•	•	•
A3.11	BUILDING ELEVATION - BLDG A	•	•	•	•	•	•	•	•
A3.12	BUILDING ELEVATION - BLDG B	•	•	•	•	•	•	•	•
A3.13	BUILDING ELEVATION - BLDG B	•	•	•	•	•	•	•	•
A3.14	BUILDING ELEVATION - BLDG B	•	•	•	•	•	•	•	•
A3.15	BUILDING ELEVATION - PRKG A	•	•	•	•	•	•	•	•
A3.16	BUILDING ELEVATION - PRKG B	•	•	•	•	•	•	•	•
A4.01	BUILDING SECTIONS	•	•	•	•	•	•	•	•
A4.02	BUILDING SECTIONS	•	•	•	•	•	•	•	•
A5.01	ENLARGED PLANS	•	•	•	•	•	•	•	•
A6.01	WALL SECTION	•	•	•	•	•	•	•	•
A6.02	WALL SECTION	•	•	•	•	•	•	•	•
A6.03	WALL SECTION	•	•	•	•	•	•	•	•
A6.04	WALL SECTION	•	•	•	•	•	•	•	•
A6.05	PHOTOVOLTAIC SYSTEM	•	•	•	•	•	•	•	•

LEED CHECKLIST

LEED v4 for BD+C: Core and Shell Project Checklist

Y	7	N	Credit	Integrative Process	Points
12	0	28	20	Location and Transportation	20
2			20	Credit: LEED for Neighborhood Development Location	20
2			2	Credit: Sensitive Land Protection	2
3			3	Credit: High Priority Site	3
6			6	Credit: Surrounding Density and Diverse Uses	6
1		5	6	Credit: Access to Quality Transit	6
1			1	Credit: Bicycle Facilities	1
1			1	Credit: Reduced Parking Footprint	1
1			1	Credit: Green Vehicles	1
5	0	6	11	Sustainable Sites	11
Y			Required	Prereq: Construction Activity Pollution Prevention	Required
1			1	Credit: Site Assessment	1
2			2	Credit: Site Development - Protect or Restore Habitat	2
1			1	Credit: Open Space	1
3			3	Credit: Rainwater Management	3
2			2	Credit: Heat Island Reduction	2
1			1	Credit: Light Pollution Reduction	1
1			1	Credit: Tenant Design and Construction Guidelines	1
6	0	5	11	Water Efficiency	11
Y			Required	Prereq: Outdoor Water Use Reduction	Required
Y			Required	Prereq: Indoor Water Use Reduction	Required
Y			Required	Prereq: Building-Level Water Metering	Required
1		1	2	Credit: Outdoor Water Use Reduction	2
2		4	6	Credit: Indoor Water Use Reduction	6
2			2	Credit: Cooling Tower Water Use	2
1			1	Credit: Water Metering	1
16	4	13	33	Energy and Atmosphere	33
Y			Required	Prereq: Fundamental Commissioning and Verification	Required
Y			Required	Prereq: Minimum Energy Performance	Required
Y			Required	Prereq: Building-Level Energy Metering	Required
Y			Required	Prereq: Fundamental Refrigerant Management	Required
3	1	2	6	Credit: Enhanced Commissioning	6
8	1	9	18	Credit: Optimize Energy Performance	18
1			1	Credit: Advanced Energy Metering	1
1		1	2	Credit: Demand Response	2
3			3	Credit: Renewable Energy Production	3
1			1	Credit: Enhanced Refrigerant Management	1
2			2	Credit: Green Power and Carbon Offsets	2
62	8	57	109	TOTALS	Possible Points: 109

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

BERKELEY COMMONS

600 ADDISON ST, BERKELEY, CALIFORNIA

OWNER
 644 MENLO AVE, 2ND FLR 1110 MAR WEST, STE M
 MENLO PARK, CA 94025 TIBURON, CA 94920

LANE PARTNERS

BERKELEY COMMONS

600 ADDISON ST, BERKELEY, CALIFORNIA

OWNER

LANE PARTNERS
644 MENLO AVE, 2ND FLR
MENLO PARK, CA 94025

1110 MAR WEST, STE M
TIBURON, CA 94920

PROJECT TEAM

ARCHITECT
Gensler
2101 WEBSTER STREET, SUITE 2000
OAKLAND, CA 94612

BUILDER
DEVCON CONSTRUCTION
690 GIBRALTAR DR
MILPITAS, CA 95035

LANDSCAPE ARCHITECT
TOM LEADER STUDIO
1015 CAMELIA ST
BERKELEY, CA 94710

CIVIL ENGINEER
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

STRUCTURAL ENGINEER
NISHKIAN MENNINGER
600 HARRISON ST
SAN FRANCISCO, CA 94107

MEP ENGINEER
INTERFACE ENGINEERING
135 MAIN ST, SUITE 400
SAN FRANCISCO, CA 94105

SUSTAINABILITY
ATELIER TEN
443 TEHAMA ST, 1 ST FLOOR
SAN FRANCISCO, CA 94103

GEOTECH ENGINEER
CORNERSTONE EARTH
1259 OAKMEAD PARKWAY
SUNNYVALE, CA 94085

ISSUANCE	DATE
1 ZONING & DRC APPLICATION	12/20/2019
2 RESPONSE TO PLANNING & DRC COMMENTS	02/19/2020
3 RESPONSE TO 03/24/2020 PLANNING COMMENTS	04/10/2020
4 RESPONSE TO 05/05/2020 PLANNING COMMENTS	05/13/2020
5 DRC COMMENTS	11/05/2020
6 ZAB/DRC PREVIEW	02/01/2021
7 PLANNING SUBMISSION	04/23/2021

SEAL & SIGNATURE

NOT FOR CONSTRUCTION

PROJECT NAME
Berkeley Commons
600 Addison Street, Berkeley, CA 94710

PROJECT NUMBER
33.4462.000

DESCRIPTION
SECTION 1.0 - K
SITE PHOTOGRAPHS

SCALE

G0.10.





BERKELEY COMMONS

600 ADDISON ST, BERKELEY, CALIFORNIA

OWNER

LANE PARTNERS
644 MENLO AVE, 2ND FLR
MENLO PARK, CA 94025

1110 MAR WEST, STE M
TIBURON, CA 94920

PROJECT TEAM

ARCHITECT
Gensler
2101 WEBSTER STREET, SUITE 2000
OAKLAND, CA 94612

BUILDER
DEVCON CONSTRUCTION
690 GIBALTAR DR
MILPITAS, CA 95035

LANDSCAPE ARCHITECT
TOM LEADER STUDIO
1015 CAMELIA ST
BERKELEY, CA 94710

CIVIL ENGINEER
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

STRUCTURAL ENGINEER
NISHKIAN MENNINGER
600 HARRISON ST
SAN FRANCISCO, CA 94107

MEP ENGINEER
INTERFACE ENGINEERING
135 MAIN ST, SUITE 400
SAN FRANCISCO, CA 94105

SUSTAINABILITY
ATELIER TEN
443 TEHAMA ST, 1 ST FLOOR
SAN FRANCISCO, CA 94103

GEOTECH ENGINEER
CORNERSTONE EARTH
1259 OAKMEAD PARKWAY
SUNNYVALE, CA 94085

ISSUANCE	DATE
1 ZONING & DRC APPLICATION	12/20/2019
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4 RESPONSE TO 05/05/2020 PLANNING COMMENTS	05/13/2020
5 DRC COMMENTS	11/05/2020
6 ZAB/DRC PREVIEW	02/01/2021
7 PLANNING SUBMISSION	04/23/2021
ISSUE FOR 75% DD	04/07/2021

SEAL & SIGNATURE

NOT FOR CONSTRUCTION

PROJECT NAME
Berkeley Commons
600 Addison Street, Berkeley, CA 94710

PROJECT NUMBER
33.4462.000

DESCRIPTION
SECTION 1.0 - K
SITE PHOTOGRAPHS

SCALE

G0.11.

BERKELEY COMMONS

600 ADDISON ST, BERKELEY, CALIFORNIA

OWNER

LANE PARTNERS
644 MENLO AVE, 2ND FLR
MENLO PARK, CA 94025

1110 MAR WEST, STE M
TIBURON, CA 94920

PROJECT TEAM

ARCHITECT
Gensler
2101 WEBSTER STREET, SUITE 2000
OAKLAND, CA 94612

BUILDER
DEVCON CONSTRUCTION
690 GIBALTAR DR
MILPITAS, CA 95035

LANDSCAPE ARCHITECT
TOM LEADER STUDIO
1015 CAMELIA ST
BERKELEY, CA 94710

CIVIL ENGINEER
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

STRUCTURAL ENGINEER
NISHKIAN MENNINGER
600 HARRISON ST
SAN FRANCISCO, CA 94107

MEP ENGINEER
INTERFACE ENGINEERING
135 MAIN ST, SUITE 400
SAN FRANCISCO, CA 94105

SUSTAINABILITY
ATELIER TEN
443 TEHAMA ST, 1 ST FLOOR
SAN FRANCISCO, CA 94103

GEOTECH ENGINEER
CORNERSTONE EARTH
1259 OAKMEAD PARKWAY
SUNNYVALE, CA 94085

ISSUANCE	DATE
1 ZONING & DRC APPLICATION	12/20/2019
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5 DRC COMMENTS	11/05/2020
6 ZAB/DRC PREVIEW	02/01/2021
7 PLANNING SUBMISSION	04/23/2021

SEAL & SIGNATURE

NOT FOR CONSTRUCTION

PROJECT NAME
Berkeley Commons
600 Addison Street, Berkeley, CA 94710

PROJECT NUMBER
33.4462.000

DESCRIPTION
TON WAY VIEW CORRIDOR STUDY

SCALE

G0.12.



SITE AERIAL

Google Earth
© 2018 Google

BERKELEY COMMONS

600 ADDISON ST, BERKELEY, CALIFORNIA
OWNER

LANE PARTNERS
644 MENLO AVE, 2ND FLR
MENLO PARK, CA 94025

LB2 PARTNERS
3030 BRIDGEWAY, STE 230
SAUSALITO, CA 94111

PROJECT TEAM

ARCHITECT

2101 WEBSTER STREET, SUITE 2000
OAKLAND, CA 94612

BUILDER

DEVCON CONSTRUCTION
690 GIBRALTAR DR
MILPITAS, CA 95035

LANDSCAPE ARCHITECT

TOM LEADER STUDIO
1015 CAMELIA ST
BERKELEY, CA 94710

CIVIL ENGINEER

BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

STRUCTURAL ENGINEER

NISHKIAN MENNINGER
600 HARRISON ST
SAN FRANCISCO, CA 94107

MEP ENGINEER

INTERFACE ENGINEERING
135 MAIN ST, SUITE 400
SAN FRANCISCO, CA 94105

SUSTAINABILITY

ATELIER TEN
443 TEHAMA ST, 1 ST FLOOR
SAN FRANCISCO, CA 94103

GEOTECH ENGINEER

CORNERSTONE EARTH
1259 OAKMEAD PARKWAY
SUNNYVALE, CA 94085

ISSUANCE	DATE
ENTITLEMENTS SUBMITTAL	12/16/2019
ENTITLEMENTS RESUBMITTAL	3/27/2020
REVISIONS	9/29/2020
ENTITLEMENTS RESUBMITTAL	2/1/2021
ENTITLEMENTS SUBMITTAL	4/23/2021

SEAL & SIGNATURE

NOT FOR CONSTRUCTION

PROJECT NAME

BERKELEY COMMONS
600 ADDISON ST,
BERKELEY, CA 94710

PROJECT NUMBER

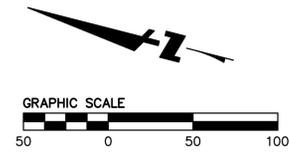
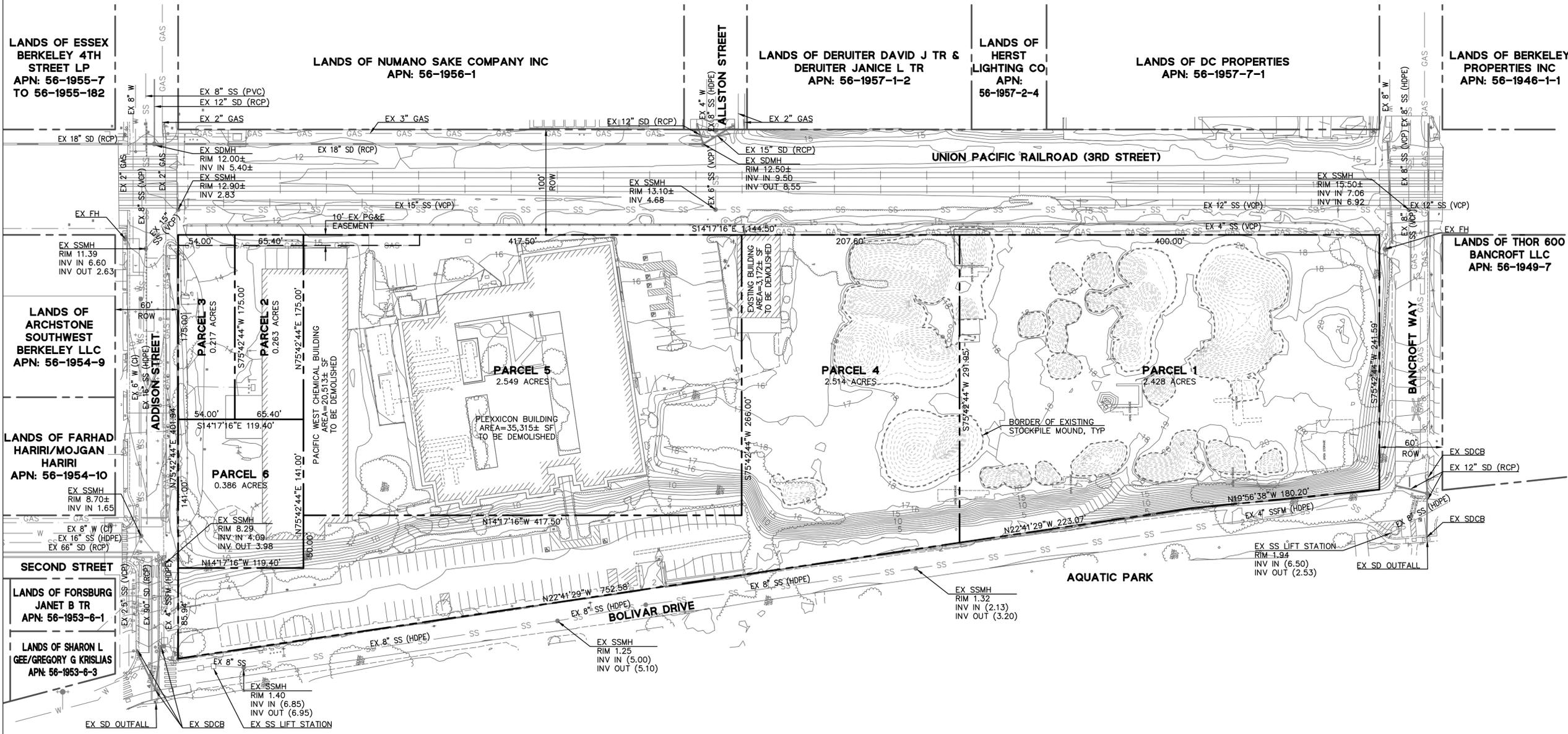
96.1547.033

DESCRIPTION

SHEET NAME

**EXISTING CONDITIONS
PLAN**

SCALE 1" = 50'



BERKELEY COMMONS

600 ADDISON ST, BERKELEY, CALIFORNIA
OWNER

LANE PARTNERS
644 MENLO AVE, 2ND FLR
MENLO PARK, CA 94025

LB2 PARTNERS
3030 BRIDGEWAY, STE 230
SAUSALITO, CA 94111

PROJECT TEAM

ARCHITECT

2101 WEBSTER STREET, SUITE 2000
OAKLAND, CA 94612

BUILDER

DEVCON CONSTRUCTION
690 GIBRALTAR DR
MILPITAS, CA 95035

LANDSCAPE ARCHITECT

TOM LEADER STUDIO
1015 CAMELIA ST
BERKELEY, CA 94710

CIVIL ENGINEER

BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

STRUCTURAL ENGINEER

NISHKIAN MENNINGER
600 HARRISON ST
SAN FRANCISCO, CA 94107

MEP ENGINEER

INTERFACE ENGINEERING
135 MAIN ST, SUITE 400
SAN FRANCISCO, CA 94105

SUSTAINABILITY

ATELIER TEN
443 TEHAMA ST, 1 ST FLOOR
SAN FRANCISCO, CA 94103

GEOTECH ENGINEER

CORNERSTONE EARTH
1259 OAKMEAD PARKWAY
SUNNYVALE, CA 94085

ISSUANCE	DATE
ENTITLEMENTS SUBMITTAL	12/16/2019
ENTITLEMENTS RESUBMITTAL	3/27/2020
REVISIONS	9/29/2020
ENTITLEMENTS RESUBMITTAL	2/1/2021
ENTITLEMENTS SUBMITTAL	4/23/2021

SEAL & SIGNATURE

NOT FOR CONSTRUCTION

PROJECT NAME

BERKELEY COMMONS
600 ADDISON ST,
BERKELEY, CA 94710

PROJECT NUMBER

96.1547.033

DESCRIPTION

SHEET NAME

EXISTING TREE PLAN

SCALE 1" = 50'

LANDS OF ESSEX
BERKELEY 4TH
STREET LP
APN: 56-1955-7
TO 56-1955-182

LANDS OF NUMANO SAKA COMPANY INC
APN: 56-1956-1

LANDS OF DERUITER DAVID J TR &
DERUITER JANICE L TR
APN: 56-1957-1-2

LANDS OF
HERST
LIGHTING CO,
APN:
56-1957-2-4

LANDS OF DC PROPERTIES
APN: 56-1957-7-1

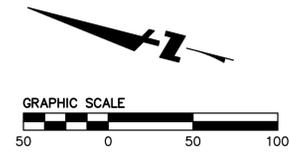
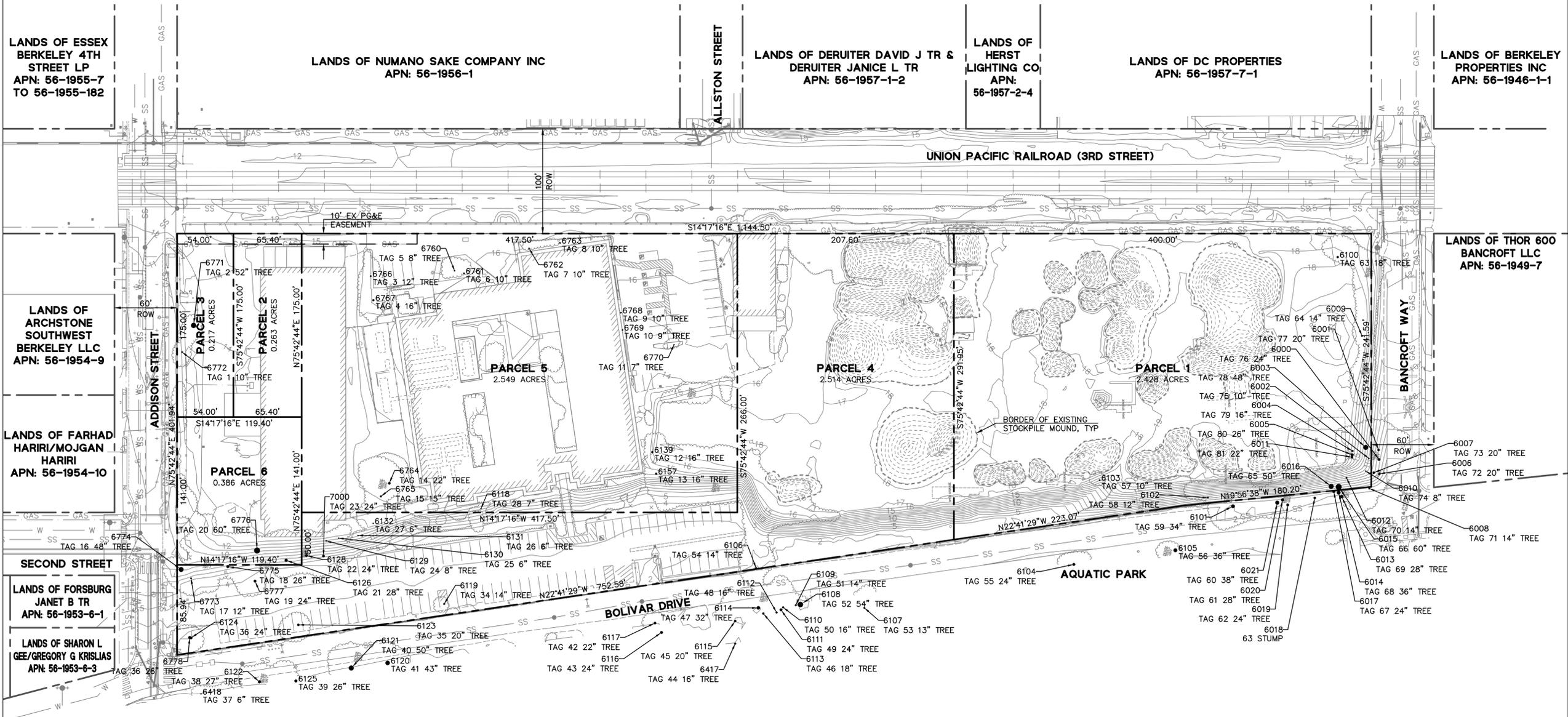
LANDS OF BERKELEY
PROPERTIES INC
APN: 56-1946-1-1

LANDS OF ARCHSTONE
SOUTHWEST
BERKELEY LLC
APN: 56-1954-9

LANDS OF FARHAD
HARIRI/MOJGAN
HARIRI
APN: 56-1954-10

LANDS OF FORSBURG
JANET B TR
APN: 56-1953-6-1

LANDS OF SHARON L
GEE/GREGORY G KRISLIAS
APN: 56-1953-6-3



C1.1

BERKELEY COMMONS

600 ADDISON ST, BERKELEY, CALIFORNIA
OWNER

LANE PARTNERS
644 MENLO AVE, 2ND FLR
MENLO PARK, CA 94025

LB2 PARTNERS
3030 BRIDGEWAY, STE 230
SAUSALITO, CA 94111

PROJECT TEAM

ARCHITECT

2101 WEBSTER STREET, SUITE 2000
OAKLAND, CA 94612

BUILDER

DEVCON CONSTRUCTION
690 GIBRALTAR DR
MILPITAS, CA 95035

LANDSCAPE ARCHITECT

TOM LEADER STUDIO
1015 CAMELIA ST
BERKELEY, CA 94710

CIVIL ENGINEER

BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

STRUCTURAL ENGINEER

NISHKIAN MENNINGER
600 HARRISON ST
SAN FRANCISCO, CA 94107

MEP ENGINEER

INTERFACE ENGINEERING
135 MAIN ST, SUITE 400
SAN FRANCISCO, CA 94105

SUSTAINABILITY

ATELIER TEN
443 TEHAMA ST, 1ST FLOOR
SAN FRANCISCO, CA 94103

GEOTECH ENGINEER

CORNERSTONE EARTH
1259 OAKMEAD PARKWAY
SUNNYVALE, CA 94085

ISSUANCE	DATE
ENTITLEMENTS SUBMITTAL	12/16/2019
ENTITLEMENTS RESUBMITTAL	3/27/2020
REVISIONS	9/29/2020
ENTITLEMENTS RESUBMITTAL	2/1/2021
ENTITLEMENTS SUBMITTAL	4/23/2021

SEAL & SIGNATURE

NOT FOR CONSTRUCTION

PROJECT NAME

BERKELEY COMMONS
600 ADDISON ST,
BERKELEY, CA 94710

PROJECT NUMBER

96.1547.033

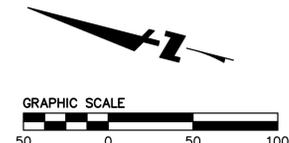
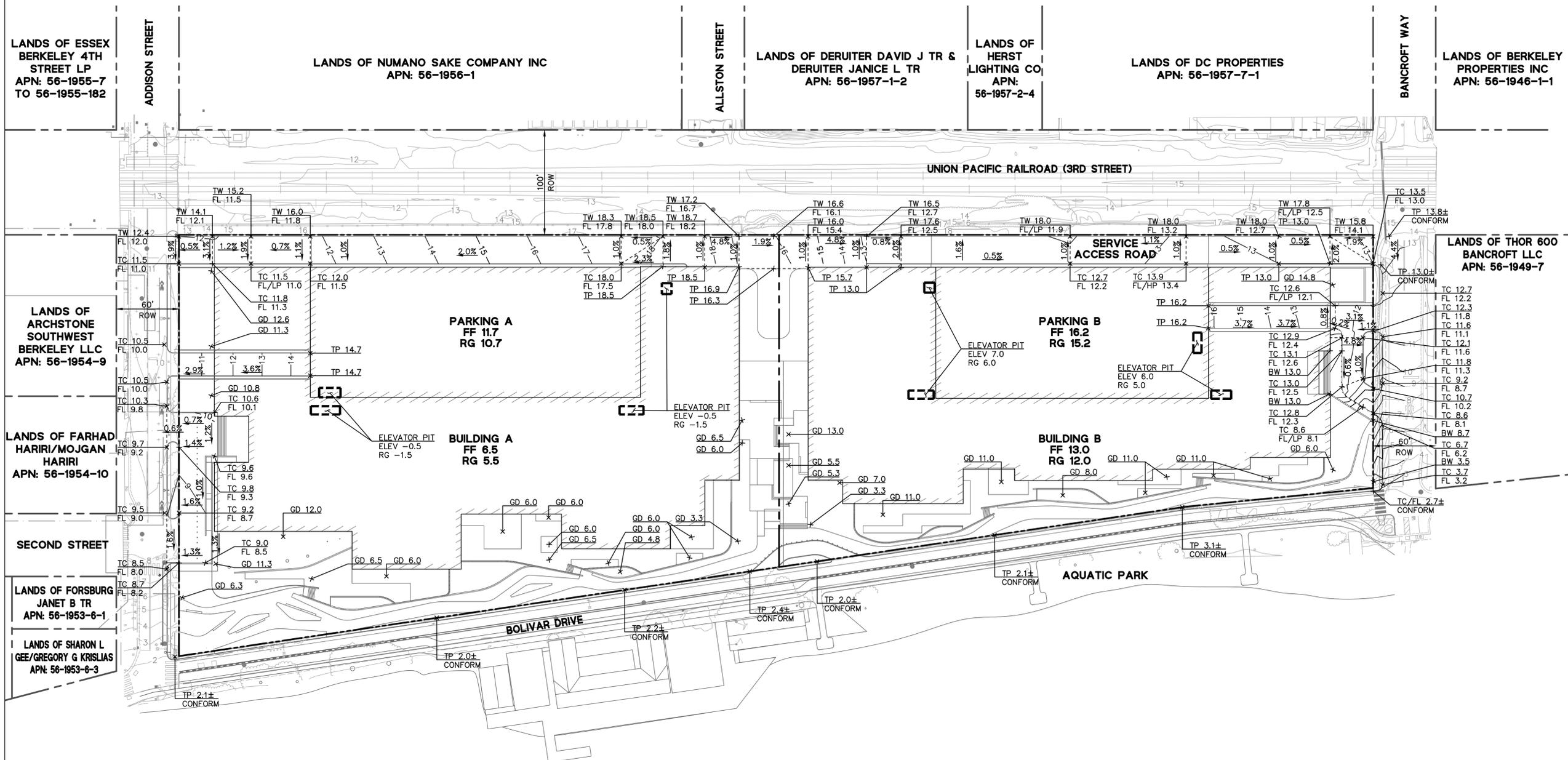
DESCRIPTION

SHEET NAME

CONCEPTUAL GRADING PLAN

SCALE 1" = 50'

C2.0



BERKELEY COMMONS

600 ADDISON ST, BERKELEY, CALIFORNIA
OWNER

LANE PARTNERS
644 MENLO AVE, 2ND FLR
MENLO PARK, CA 94025

LB2 PARTNERS
3030 BRIDGEWAY, STE 230
SAUSALITO, CA 94111

PROJECT TEAM

ARCHITECT

2101 WEBSTER STREET, SUITE 2000
OAKLAND, CA 94612

BUILDER

DEVCON CONSTRUCTION
690 GIBRALTAR DR
MILPITAS, CA 95035

LANDSCAPE ARCHITECT

TOM LEADER STUDIO
1015 CAMELIA ST
BERKELEY, CA 94710

CIVIL ENGINEER

BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

STRUCTURAL ENGINEER

NISHKIAN MENNINGER
600 HARRISON ST
SAN FRANCISCO, CA 94107

MEP ENGINEER

INTERFACE ENGINEERING
135 MAIN ST, SUITE 400
SAN FRANCISCO, CA 94105

SUSTAINABILITY

ATELIER TEN
443 TEHAMA ST, 1ST FLOOR
SAN FRANCISCO, CA 94103

GEOTECH ENGINEER

CORNERSTONE EARTH
1259 OAKMEAD PARKWAY
SUNNYVALE, CA 94085

ISSUANCE

ISSUANCE	DATE
ENTITLEMENTS SUBMITTAL	12/16/2019
ENTITLEMENTS RESUBMITTAL	3/27/2020
REVISIONS	9/29/2020
ENTITLEMENTS RESUBMITTAL	2/1/2021
ENTITLEMENTS SUBMITTAL	4/23/2021

SEAL & SIGNATURE

NOT FOR CONSTRUCTION

PROJECT NAME

BERKELEY COMMONS
600 ADDISON ST,
BERKELEY, CA 94710

PROJECT NUMBER

96.1547.033

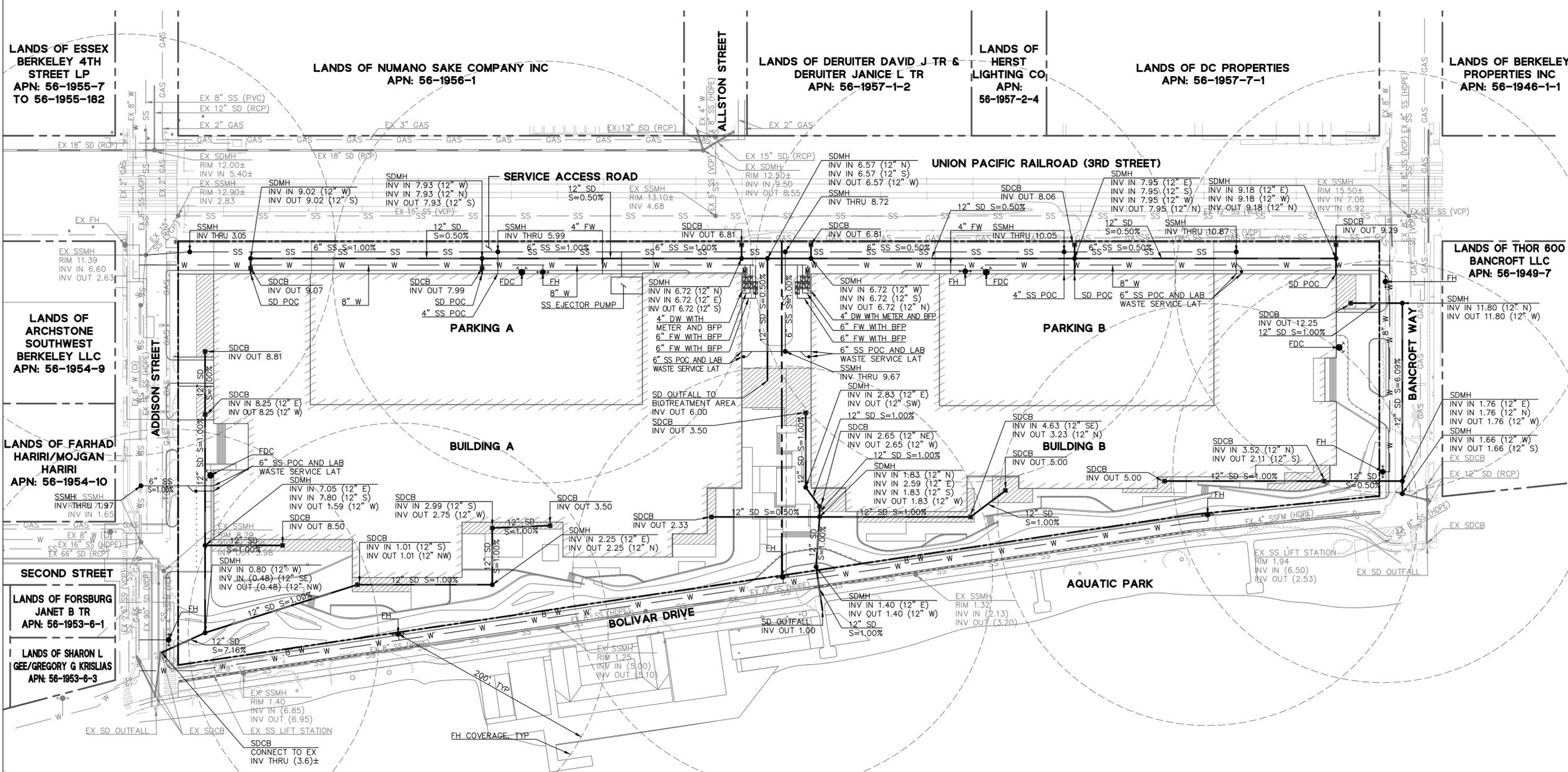
DESCRIPTION

SHEET NAME

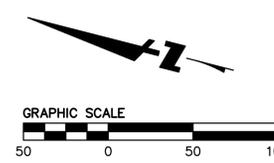
CONCEPTUAL UTILITY PLAN

SCALE 1" = 50'

C3.0



LEGEND:
BIOTREATMENT BASIN



BERKELEY COMMONS

600 ADDISON ST, BERKELEY, CALIFORNIA
OWNER

LANE PARTNERS
644 MENLO AVE, 2ND FLR
MENLO PARK, CA 94025

LB2 PARTNERS
3030 BRIDGEWAY, STE 230
SAUSALITO, CA 94111

PROJECT TEAM

ARCHITECT

2101 WEBSTER STREET, SUITE 2000
OAKLAND, CA 94612

BUILDER

DEVCON CONSTRUCTION
690 GIBRALTAR DR
MILPITAS, CA 95035

LANDSCAPE ARCHITECT

TOM LEADER STUDIO
1015 CAMELIA ST
BERKELEY, CA 94710

CIVIL ENGINEER

BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

STRUCTURAL ENGINEER

NISHKIAN MENNINGER
600 HARRISON ST
SAN FRANCISCO, CA 94107

MEP ENGINEER

INTERFACE ENGINEERING
135 MAIN ST, SUITE 400
SAN FRANCISCO, CA 94105

SUSTAINABILITY

ATELIER TEN
443 TEHAMA ST, 1ST FLOOR
SAN FRANCISCO, CA 94103

GEOTECH ENGINEER

CORNERSTONE EARTH
1259 OAKMEAD PARKWAY
SUNNYVALE, CA 94085

ISSUANCE	DATE
ENTITLEMENTS SUBMITTAL	12/16/2019
ENTITLEMENTS RESUBMITTAL	3/27/2020
REVISIONS	9/29/2020
ENTITLEMENTS RESUBMITTAL	2/1/2021
ENTITLEMENTS SUBMITTAL	4/23/2021

SEAL & SIGNATURE

NOT FOR CONSTRUCTION

PROJECT NAME

BERKELEY COMMONS
600 ADDISON ST,
BERKELEY, CA 94710

PROJECT NUMBER

96.1547.033

DESCRIPTION

SHEET NAME

CONCEPTUAL STORMWATER MANAGEMENT PLAN

SCALE 1" = 50'

C4.0

LANDS OF ESSEX
BERKELEY 4TH
STREET LP
APN: 56-1955-7
TO 56-1955-182

LANDS OF NUMANO SAKE COMPANY INC
APN: 56-1956-1

ALLSTON STREET

LANDS OF DERUITER DAVID J TR &
DERUITER JANICE L TR
APN: 56-1957-1-2

LANDS OF
HERST
LIGHTING CO
APN:
56-1957-2-4

LANDS OF DC PROPERTIES
APN: 56-1957-7-1

LANDS OF BERKELEY
PROPERTIES INC
APN: 56-1946-1-1

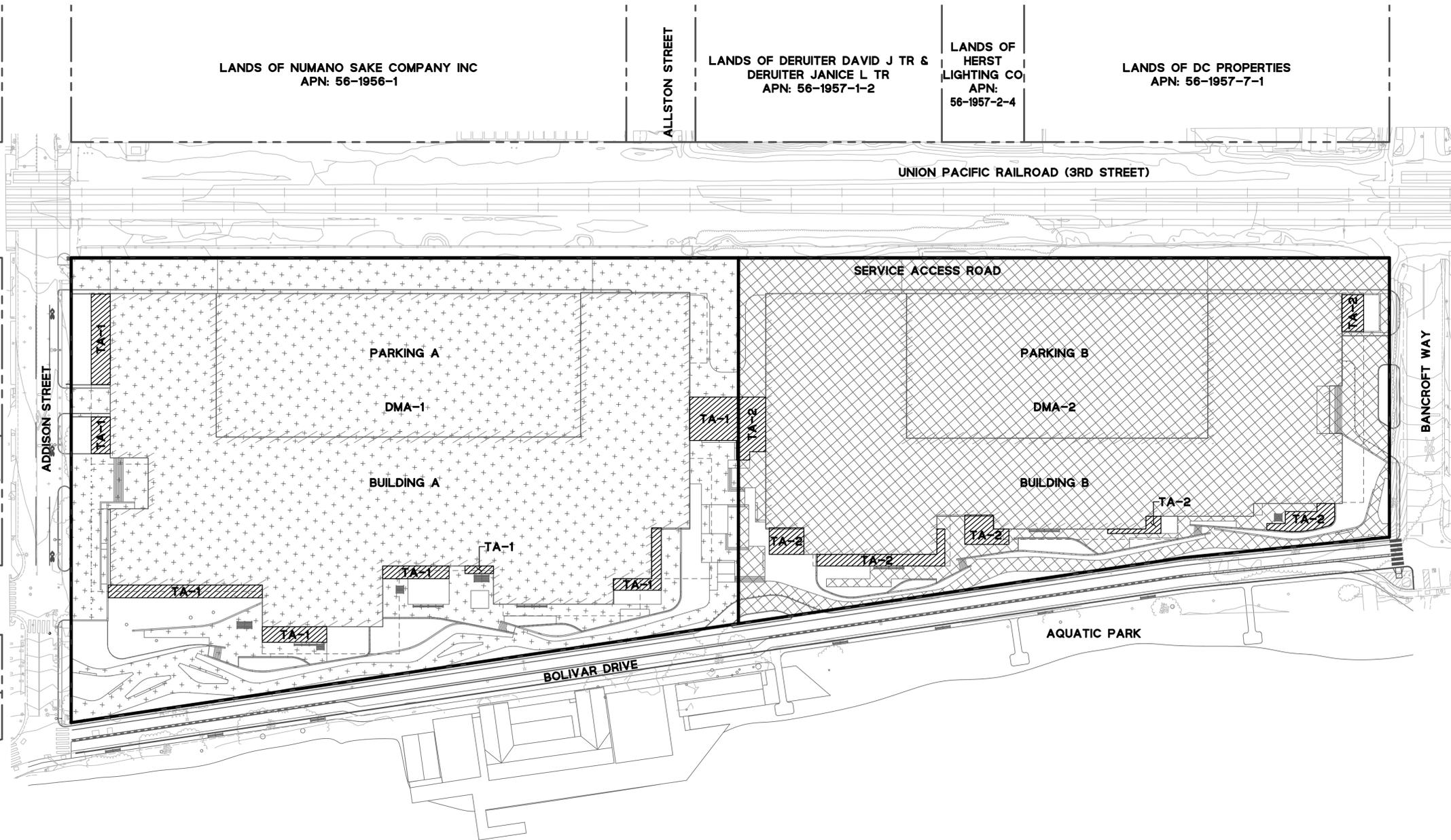
LANDS OF ARCHSTONE
SOUTHWEST
BERKELEY LLC
APN: 56-1954-9

LANDS OF FARHAD
HARIRI/MOJGAN
HARIRI
APN: 56-1954-10

SECOND STREET

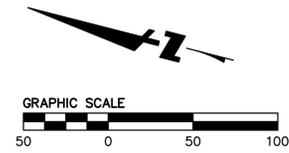
LANDS OF FORSBURG
JANET B TR
APN: 56-1953-6-1

LANDS OF SHARON L
GEE/GREGORY G KRISLIAS
APN: 56-1953-6-3



TREATMENT SUMMARY:

CATCHMENT ID	CATCHMENT AREA	CATCHMENT HATCH	TREATMENT AREA	TREATMENT AREA REQUIRED
DMA-1	179,040 SF	DMA-1	TA-1	7,162 SF
DMA-2	139,770 SF	DMA-2	TA-2	5,591 SF
TOTAL	318,810± SF			12,753± SF



BERKELEY COMMONS

600 ADDISON ST, BERKELEY, CALIFORNIA
OWNER

LANE PARTNERS
644 MENLO AVE, 2ND FLR
MENLO PARK, CA 94025

LB2 PARTNERS
3030 BRIDGEWAY, STE 230
SAUSALITO, CA 94111

PROJECT TEAM

ARCHITECT

2101 WEBSTER STREET, SUITE 2000
OAKLAND, CA 94612

BUILDER

DEVCON CONSTRUCTION
690 GIBRALTAR DR
MILPITAS, CA 95035

LANDSCAPE ARCHITECT

TOM LEADER STUDIO
1015 CAMELIA ST
BERKELEY, CA 94710

CIVIL ENGINEER

BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

STRUCTURAL ENGINEER

NISHKIAN MENNINGER
600 HARRISON ST
SAN FRANCISCO, CA 94107

MEP ENGINEER

INTERFACE ENGINEERING
135 MAIN ST, SUITE 400
SAN FRANCISCO, CA 94105

SUSTAINABILITY

ATELIER TEN
443 TEHAMA ST, 1 ST FLOOR
SAN FRANCISCO, CA 94103

GEOTECH ENGINEER

CORNERSTONE EARTH
1259 OAKMEAD PARKWAY
SUNNYVALE, CA 94085

ISSUANCE	DATE
ENTITLEMENTS SUBMITTAL	12/16/2019
ENTITLEMENTS RESUBMITTAL	3/27/2020
REVISIONS	9/29/2020
ENTITLEMENTS RESUBMITTAL	2/1/2021
ENTITLEMENTS SUBMITTAL	4/23/2021

SEAL & SIGNATURE

NOT FOR CONSTRUCTION

PROJECT NAME

BERKELEY COMMONS
600 ADDISON ST,
BERKELEY, CA 94710

PROJECT NUMBER

96.1547.033

DESCRIPTION

SHEET NAME

AVERAGE SITE ELEVATION

SCALE 1" = 50'

C5.0

LANDS OF ESSEX
BERKELEY 4TH
STREET LP
APN: 56-1955-7
TO 56-1955-182

LANDS OF NUMANO SAKA COMPANY INC
APN: 56-1956-1

LANDS OF DERUITER DAVID J TR &
DERUITER JANICE L TR
APN: 56-1957-1-2

LANDS OF
HERST
LIGHTING CO
APN:
56-1957-2-4

LANDS OF DC PROPERTIES
APN: 56-1957-7-1

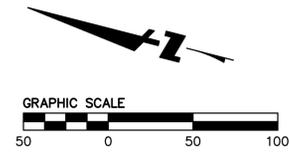
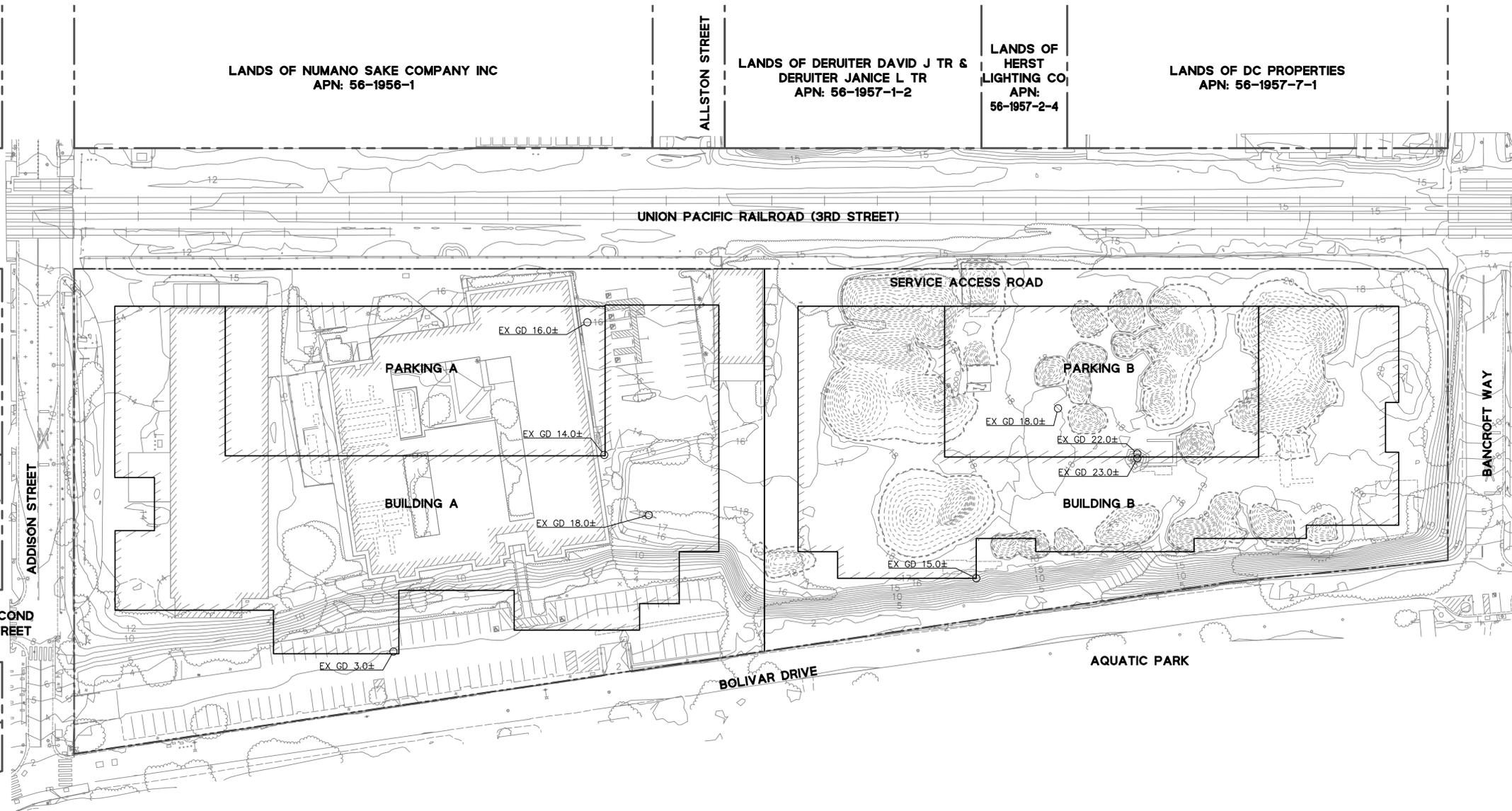
LANDS OF BERKELEY
PROPERTIES INC
APN: 56-1946-1-1

LANDS OF
ARCHSTONE
SOUTHWEST
BERKELEY LLC
APN: 56-1954-9

LANDS OF FARHAD
HARIRI/MOJGAN
HARIRI
APN: 56-1954-10

LANDS OF FORSBURG
JANET B TR
APN: 56-1953-6-1

LANDS OF SHARON L
GEE/GREGORY G KRISLIAS
APN: 56-1953-6-3



BERKELEY COMMONS

600 ADDISON ST, BERKELEY, CALIFORNIA

OWNER

LANE PARTNERS
644 MENLO AVE, 2ND FLR
MENLO PARK, CA 94025

LB2 PARTNERS
1110 MAR WEST, STE M
TIBURON, CA 94920

PROJECT TEAM

ARCHITECT

2101 WEBSTER STREET, SUITE 2000
OAKLAND, CA 94612

BUILDER

DEVCON CONSTRUCTION
690 GIBRALTAR DR
MILPITAS, CA 95035

LANDSCAPE ARCHITECT

TOM LEADER STUDIO
1015 CAMELIA ST
BERKELEY, CA 94710

CIVIL ENGINEER

BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

STRUCTURAL ENGINEER

NISHKIAN MENNINGER
600 HARRISON ST
SAN FRANCISCO, CA 94107

MEP ENGINEER

INTERFACE ENGINEERING
135 MAIN ST, SUITE 400
SAN FRANCISCO, CA 94105

SUSTAINABILITY

ATELIER TEN
443 TEHAMA ST, 1 ST FLOOR
SAN FRANCISCO, CA 94103

GEOTECH ENGINEER

CORNERSTONE EARTH
1259 OAKMEAD PARKWAY
SUNNYVALE, CA 94085

ISSUANCE

ISSUANCE	DATE
50% SD	10/31/2019
Zoning and DRC Application	12/19/2019
ZAB/DRC PREVIEW	02/01/2021
PLANNING SUBMISSION	04/23/2021

SEAL & SIGNATURE

NOT FOR CONSTRUCTION

PROJECT NAME

BERKELEY COMMONS
600 ADDISON ST,
BERKELEY, CA 94710

PROJECT NUMBER

96.1547.033

DESCRIPTION

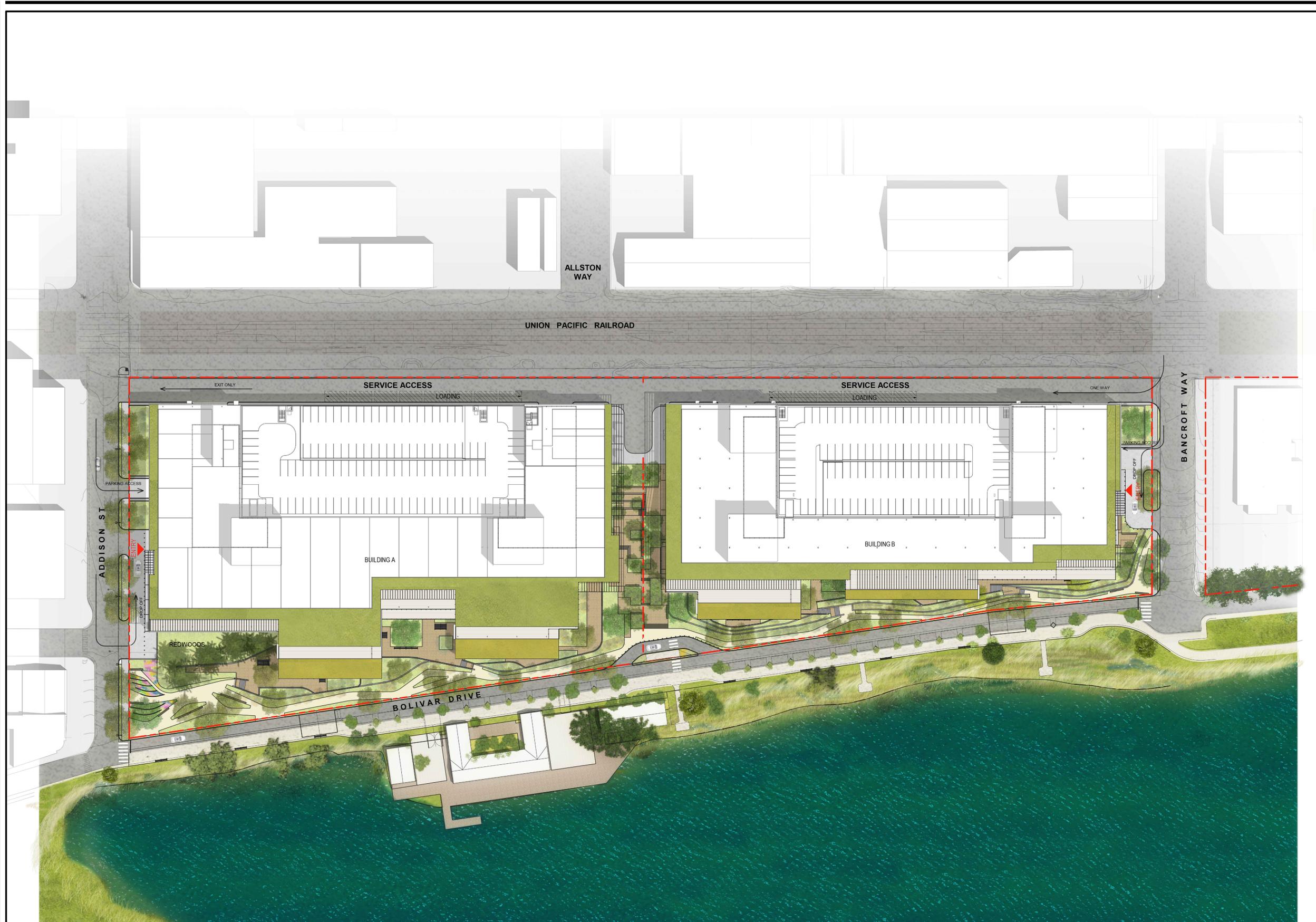
ILLUSTRATIVE
LANDSCAPE PLAN

SCALE

1" = 50'-0"

L0.01

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BERKELEY COMMONS

600 ADDISON ST, BERKELEY, CALIFORNIA

OWNER

LANE PARTNERS
644 MENLO AVE, 2ND FLR
MENLO PARK, CA 94025

LB2 PARTNERS
1110 MAR WEST, STE M
TIBURON, CA 94920

PROJECT TEAM

ARCHITECT

2101 WEBSTER STREET, SUITE 2000
OAKLAND, CA 94612

BUILDER

DEVCON CONSTRUCTION
690 GIBRALTAR DR
MILPITAS, CA 95035

LANDSCAPE ARCHITECT

TOM LEADER STUDIO
1015 CAMELIA ST
BERKELEY, CA 94710

CIVIL ENGINEER

BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

STRUCTURAL ENGINEER

NISHKIAN MENNINGER
600 HARRISON ST
SAN FRANCISCO, CA 94107

MEP ENGINEER

INTERFACE ENGINEERING
135 MAIN ST, SUITE 400
SAN FRANCISCO, CA 94105

SUSTAINABILITY

ATELIER TEN
443 TEHAMA ST, 1 ST FLOOR
SAN FRANCISCO, CA 94103

GEOTECH ENGINEER

CORNERSTONE EARTH
1259 OAKMEAD PARKWAY
SUNNYVALE, CA 94085

ISSUANCE

ISSUANCE	DATE
50% SD	10/31/2019
Zoning and DRC Application	12/19/2019
REVISION 1	02/14/2020
ZAB/DRC PREVIEW	02/01/2021
PLANNING SUBMISSION	04/23/2021

SEAL & SIGNATURE

NOT FOR CONSTRUCTION

PROJECT NAME

BERKELEY COMMONS
600 ADDISON ST,
BERKELEY, CA 94710

PROJECT NUMBER

96.1547.033

DESCRIPTION

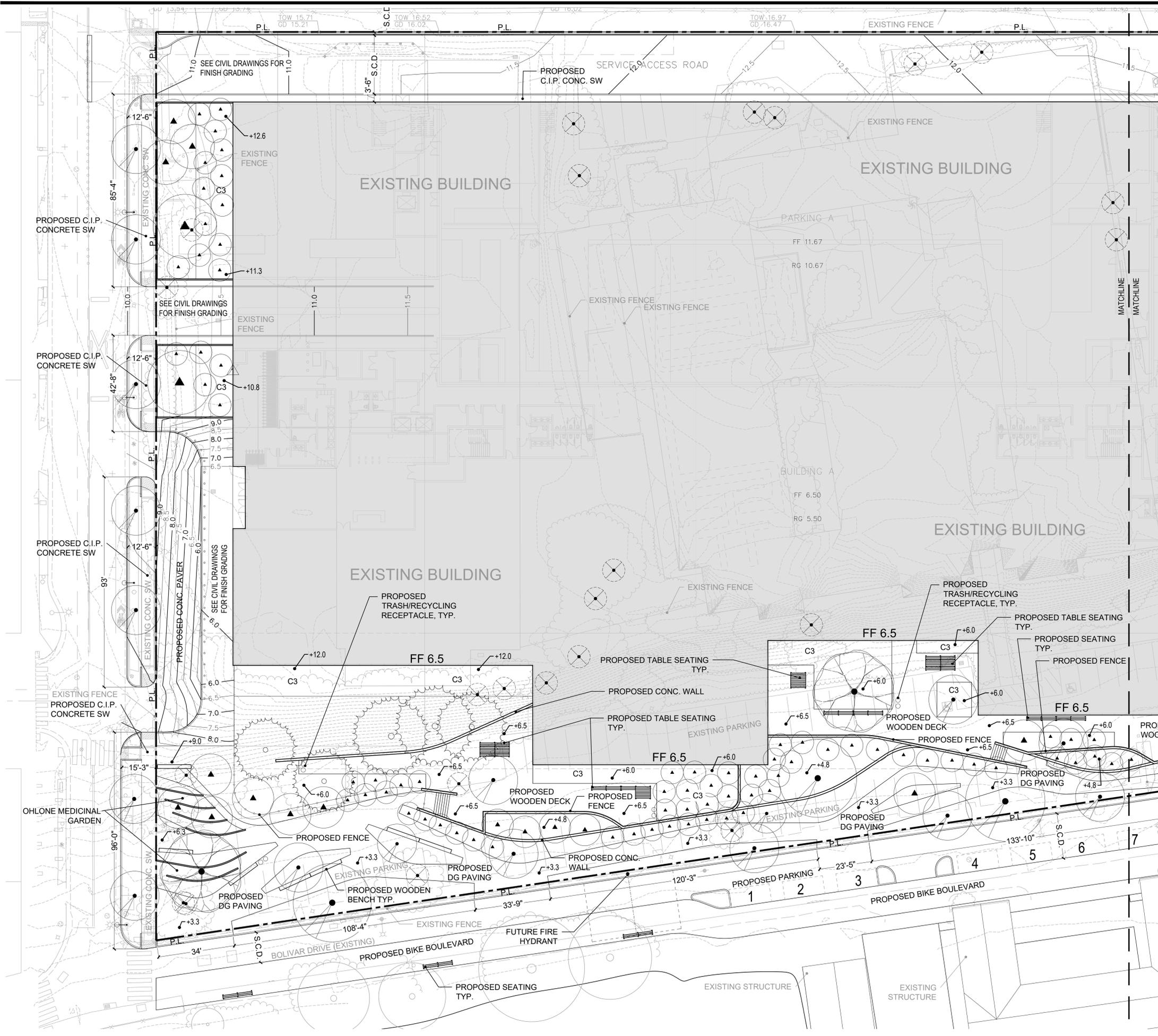
LANDSCAPE PLAN &
PRELIMINARY GRADING

SCALE

1" = 20'-0"

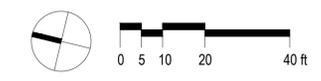
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LEGEND

- 15 EXISTING TOPO
- 15 PROPOSED TOPO
- PROPOSED SPOT ELEVATION
- PROPOSED BUILDING
- PROPOSED TREE, DECID.
- PROPOSED TREE, CONIF.
- PROPOSED SHRUB
- COAST LIVE OAK
- PROPOSED C3 GARDEN
- EXISTING TREE TO BE REMOVED
-



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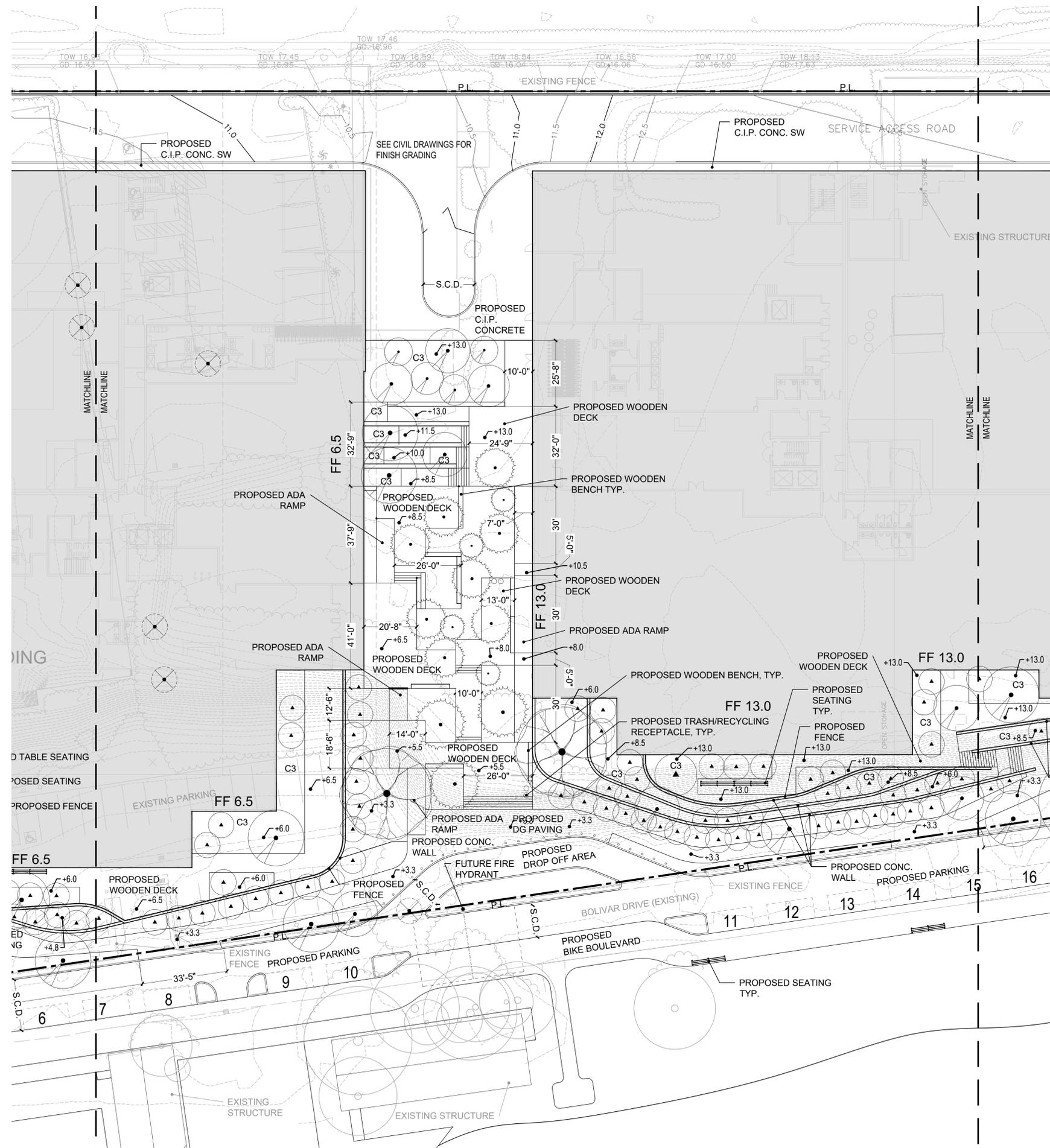
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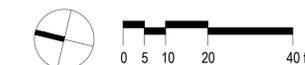
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- PROPOSED C3 GARDEN
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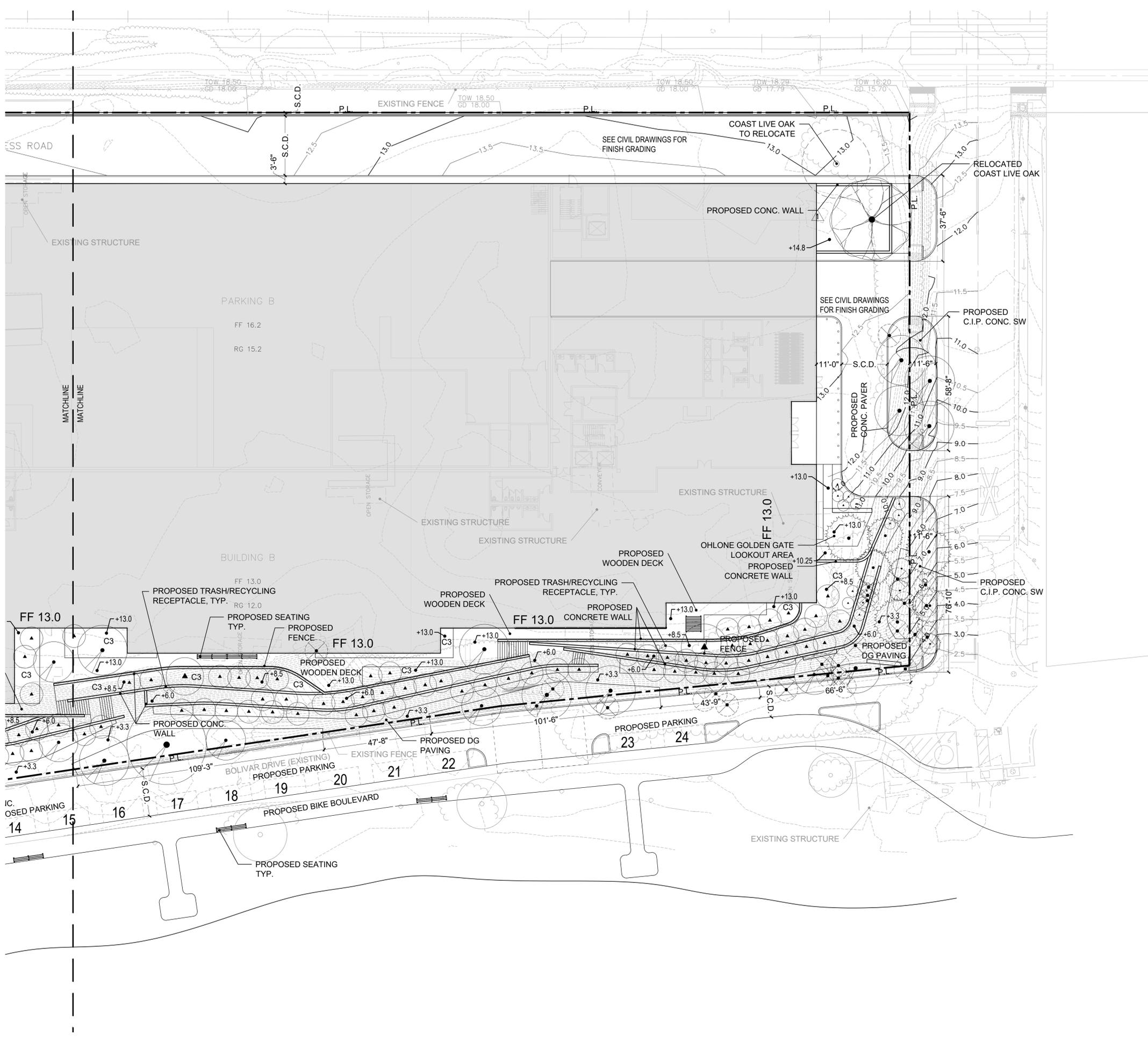
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- 15 --- EXISTING TOPO
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 PLANTING AND HYDROZONES PLAN LEGEND

SCALE
 NTS

L2.00

TREES								
QTY.	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	MAX. SPREAD	SPACING	WUCOLS	NATIVE
2	ACE MAC	<i>Acer macrophyllum</i>	Big Leaf Maple	15 GAL	50'	20'	M	Y
7	AES CAL	<i>Aesculus californica</i>	California Buckeye	5 GAL	12'	10'	VL	Y
24	PIN MUR	<i>Pinus muricata</i>	Bishop Pine	15 GAL	20'	20'	M	Y
35	PLA RAC	<i>Platanus racemosa</i>	Western Sycamore	5 GAL	15'	20'	M	Y
1	QUE AGR	<i>Quercus agrifolia</i>	Coast Live Oak	RELOCATED	25'	-	VL	Y
4	QUE AGR	<i>Quercus agrifolia</i>	Coast Live Oak	15 GAL	25'	20'	VL	Y
12	SAL GOO	<i>Salix gooddingii</i>	Black Willow	5 GAL	30'	20'	H	Y
5	SEQ SEM	<i>Sequoia sempervirens</i> <i>'Aptos Blue'</i>	Redwood	EXISTING	-	-	H	Y

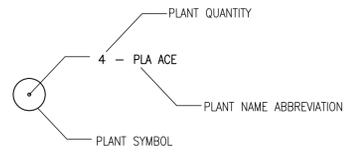
SHRUBS								
QTY.	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	MAX. SPREAD	SPACING	WUCOLS	NATIVE
25	ARC MAN	<i>Arctostaphylos manzanita</i>	Manzanita	5 GAL	10'	10'	L	Y
77	BAC PIL	<i>Baccharis pilularis</i>	Coyote Bush	5 GAL	12'	10'	L	Y
58	CEA SPP	<i>Ceanothus spp.</i>	California Lilac	5 GAL	10'	10'	L	Y
22	FRA CAL	<i>Frangula californica</i>	Coffee Berry	5 GAL	10'	10'	L	Y
34	HET ARB	<i>Heteromeles arbutifolia</i>	Toyon	5 GAL	10'	10'	L	Y

VINE								
QTY.	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	NATIVE	
115	PAR TRI	<i>Parthenocissus tricuspidata</i>	Boston Ivy	5 GAL	7'	M	N	

FERNS								
QTY.	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	NATIVE	
1,645 SQ.FT.	ADI JOR	<i>Adiantum jordanii</i>	California Maiden Hair Fern	1 GAL	18" O.C.	M	Y	
1,645 SQ.FT.	POL MUN	<i>Polystichum munitum</i>	Sword Fern	1 GAL	18" O.C.	M	Y	
1,234 SQ.FT.	WOO FIM	<i>Woodwardia fimbriata</i>	Giant Chain Fern	1 GAL	18" O.C.	M	Y	

PERENNIALS AND GRASSES								
QTY.	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	NATIVE	
2,255 SQ.FT.	ACH MIL	<i>Achillea millefolium</i>	Yarrow	1 GAL	18" O.C.	L	Y	
2,255 SQ.FT.	ARM MAR	<i>Armeria maritima</i>	Thrift Seapink	1 GAL	18" O.C.	M	Y	
1,645 SQ.FT.	ASA CAU	<i>Asarum caudatum</i>	Wild Ginger	1 GAL	18" O.C.	M	Y	
29,652 SQ.FT.	BOT BAR	<i>Bothriochloa barbinodis</i>	Cane Bluestem	1 GAL	18" O.C.	L	Y	
2,255 SQ.FT.	CAS AFF	<i>Castilleja affinis</i>	Indian paintbrush	1 GAL	18" O.C.	L	Y	
2,255 SQ.FT.	DAN CAL	<i>Danthonia californica</i>	California Oatgrass	1 GAL	18" O.C.	L	Y	
2,255 SQ.FT.	DES CES	<i>Deschampsia cespitosa</i>	Tufted Hairgrass	1 GAL	18" O.C.	L	Y	
2,255 SQ.FT.	ERI GLA	<i>Erigeron glaucus</i>	Seaside Daisy	1 GAL	18" O.C.	L	Y	
2,255 SQ.FT.	ERI FAS	<i>Eriogonum fasciculatum</i>	California Buckwheat	5 GAL	36" O.C.	L	Y	
2,666 SQ.FT.	ERY GUT	<i>Erythranthe guttata</i>	Seep Monkeyflower	1 GAL	18" O.C.	L	Y	
2,255 SQ.FT.	ESC CAL	<i>Eschschotzia californica</i>	California Poppy	1 GAL	18" O.C.	L	Y	
2,255 SQ.FT.	GRI STR	<i>Grindelia stricta</i> var. <i>angustifolia</i>	Marsh Gumplant	1 GAL	18" O.C.	L	Y	
411 SQ.FT.	HEU MIC	<i>Heuchera micrantha</i>	Crevice Alumroot	1 GAL	18" O.C.	M	Y	
411 SQ.FT.	LIL PAR	<i>Lilium pardalinum</i>	Tiger Lily	1 GAL	18" O.C.	M	Y	
2,255 SQ.FT.	LUP ARB	<i>Lupinus arboreus</i>	Coastal Bush Lupine	5 GAL	36" O.C.	L	Y	
2,255 SQ.FT.	LUP SUC	<i>Lupinus succulentus</i>	Arroyo Lupine	5 GAL	18" O.C.	L	Y	
2,255 SQ.FT.	MIM AUR	<i>Mimulus aurantiacus</i>	Sticky Monkey Flower	1 GAL	18" O.C.	M	Y	

BIO-FILTER PLANTS								
QTY.	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	NATIVE	
2,726 SQ.FT.	DIS SPI	<i>Distichlis spicata</i>	Saltgrass	1 GAL	18" O.C.	L	Y	
2,726 SQ.FT.	FES CAL	<i>Festuca californica</i>	California Fescue	5 GAL	24" O.C.	L	N	
2,726 SQ.FT.	IRI DOU	<i>Iris douglasiana</i>	Douglas Iris	1 GAL	18" O.C.	L	Y	
2,726 SQ.FT.	JUN PAT	<i>Juncus patens</i>	Common Rush	5 GAL	24" O.C.	L	Y	
2,726 SQ.FT.	MUH LIN	<i>Muhlenbergia lindheimeri</i>	Lindheimer's Muhly	5 GAL	24" O.C.	L	Y	

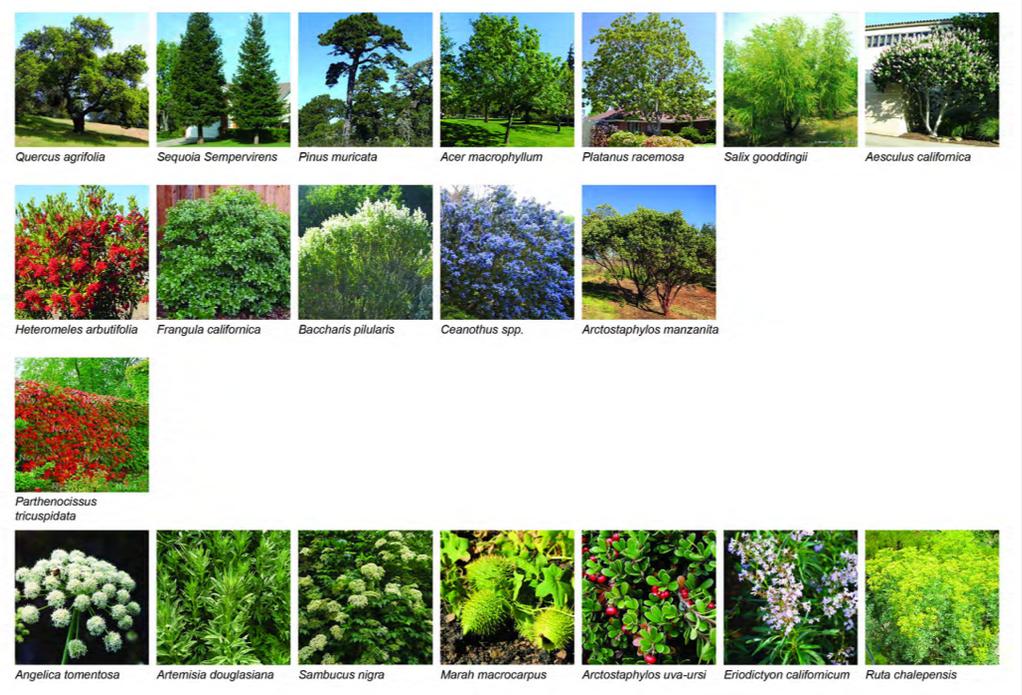
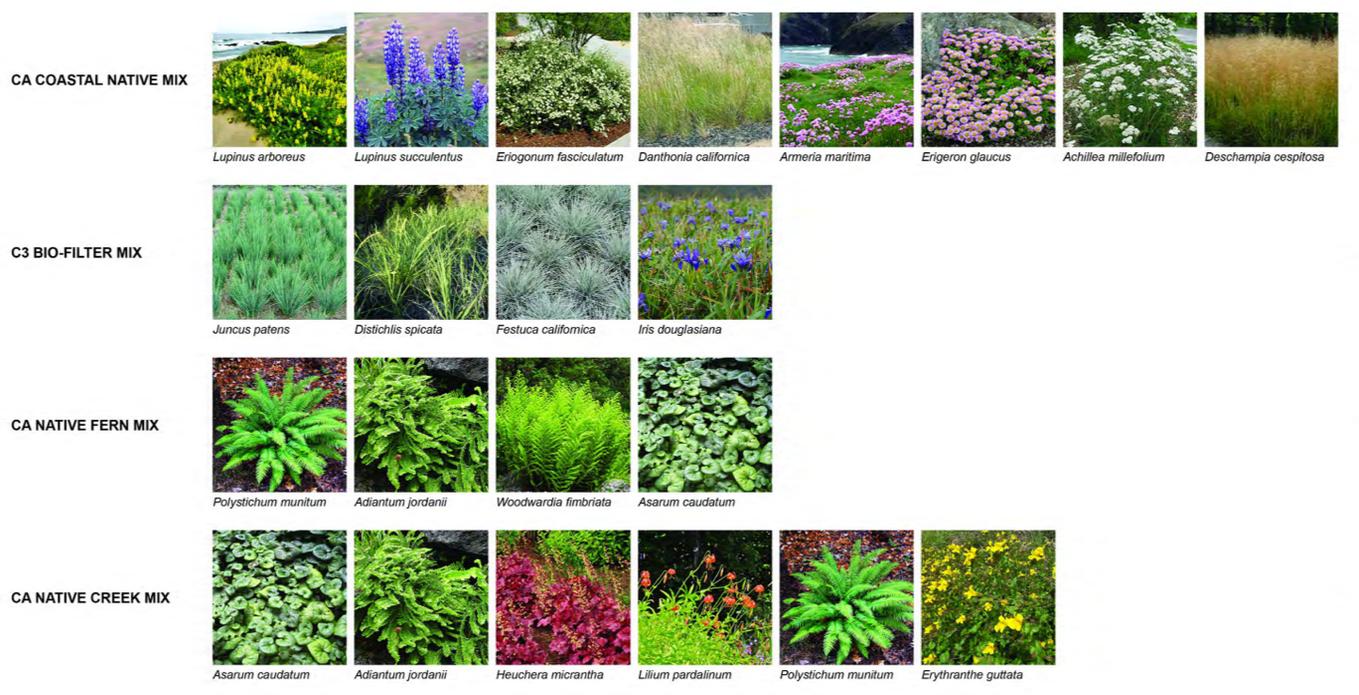


MEDICINAL PLANTS								
QTY.	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	NATIVE	
80 SQ.FT.	ANE CAL	<i>Anemopsis californica</i>	Yerba Mansa	1 GAL	18" O.C.	L	Y	
80 SQ.FT.	ANG TOM	<i>Angelica tomentosa</i>	Woolly Angelica	5 GAL	36" O.C.	L	Y	
80 SQ.FT.	ARC UVA	<i>Arctostaphylos uva-ursi</i>	Bearberry Kinnikinnick	1 GAL	18" O.C.	L	Y	
80 SQ.FT.	ART DOU	<i>Artemisia douglasiana</i>	California Mugwort	5 GAL	36" O.C.	L	Y	
80 SQ.FT.	DAT WRI	<i>Datura wrightii</i>	Sacred Datura	1 GAL	18" O.C.	L	Y	
80 SQ.FT.	ERI CAL	<i>Eriodictyon californicum</i>	Yerba Santa	1 GAL	18" O.C.	L	Y	
80 SQ.FT.	MAR MAC	<i>Marah macrocarpus</i>	Wild Cucumber	1 GAL	18" O.C.	M	Y	
80 SQ.FT.	MON VIL	<i>Monardella villosa</i>	Coyote Mint	1 GAL	18" O.C.	L	Y	
80 SQ.FT.	NIC QUA	<i>Nicotiana quadrivalvis</i>	Indian Tobacco	1 GAL	18" O.C.	L	Y	
80 SQ.FT.	ROS CAL	<i>Rosa californica</i>	California Wild Rose	1 GAL	18" O.C.	L	Y	
80 SQ.FT.	RUT CHA	<i>Ruta chalepensis</i>	Fringed Rue	1 GAL	18" O.C.	L	Y	
80 SQ.FT.	SAL API	<i>Salvia apiana</i>	White Sage	1 GAL	18" O.C.	L	Y	
80 SQ.FT.	SAL COL	<i>Salvia columbiaræ</i>	Chia	1 GAL	18" O.C.	L	Y	
80 SQ.FT.	SAL MEL	<i>Salvia mellifera</i>	Black Sage	1 GAL	18" O.C.	L	Y	
80 SQ.FT.	SAM NIG	<i>Sambucus nigra</i>	Blue Elderberry	1 GAL	18" O.C.	M	Y	
80 SQ.FT.	SCR CAL	<i>Scrophularia californica</i>	California Figwort	1 GAL	18" O.C.	L	Y	

- PLANTING NOTES:**
- Landscape Architect to Verify All Plant Locations in Field
 - Verify Location of Subsurface Utilities, Pipes and Structures. Should Utilities or Other Work Not Shown on the Plans be Found During Excavations, Promptly Notify Owner's Representative. Failure to Do So Will Make Contractor Liable for Damage Arising From His Operations Subsequent to Discovery of Utilities Not Shown on Plans.
 - Landscape Contractor to Receive Site Graded to Plus or Minus 0.10 ft Prior to Project Execution.
 - No Substitution of Species Without Approval from the Landscape Architect. Contract Grow Plants as Required. Contract Grown Plants Must Meet Industry Standards for Size in Order to be Accepted.
 - All Plants and Layout to be Verified in Field by the Landscape Architect Prior to Excavation of Planting Notes.
 - Notify Owner's Representative 36 Hours Prior to Commencement of Work to Coordinate Project Observation Meetings.
 - Space Ground Covers Triangularly in Planting Areas.
 - The Contractor Shall Verify All Plant Quantities. Quantities Shown on the Plant Schedule and on the Planting Plans are for the Contractor's Reference Only. In the Event of a Discrepancy Between the Quantities Shown on the Schedule and on the Plan, the Plans Shall Govern.

PLANTING MIX LEGEND

SYMBOL	PLANT NAME
[Symbol]	CA COASTAL NATIVE MIX: ACH MIL, ARM MAR, CAS AFF, DAN CAL, DES CES, ERI GLA, ERI FAS, ERY GUT, ESC CAL, GRI STR, MIM AUR, LUP ARB, LUP SUC
[Symbol]	C3 BIO-FILTER MIX: DIS SPI, FES CAL, IRI DOU, JUN PAT, MUH LIN
[Symbol]	CA NATIVE FERN MIX: ADI JOR, ASA CAU, POL MUN, WOO FIM
[Symbol]	CA NATIVE CREEK MIX: ADI JOR, ASA CAU, ERY GUT, HEU MIC, LIL PAR, POL MUN
[Symbol]	OH LONE MEDICINAL PLANTS MIX: ANE CAL, ANG TOM, ARC UVA, ART DOU, DAT WRI, ERI CAL, MAR MAC, MON VIL, NIC QUA, ROS CAL, RUT CHA, SAL API, SAL COL, SAL MEL, SAM NIG, SCR CAL



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LANDSCAPE LEGEND	
SYMBOL	TREE
[Pattern]	CA COASTAL NATIVE MIX
[Pattern]	C3 BIO-FILTER MIX:
[Pattern]	CA NATIVE FERN MIX:
[Pattern]	CA NATIVE CREEK MIX:
[Pattern]	OHLONE MEDICINAL PLANTS MIX
[Circle]	EXISTING TREE
[Yellow Circle]	ACE MAC <i>Acer macrophyllum</i> Big Leaf Maple (25' Spread)
[Green Circle]	AES CAL <i>Aesculus californica</i> California Buckeye
[Yellow Circle]	PIN MUR <i>Pinus muricata</i> Bishop Pine (20' Spread)
[Yellow Circle]	PLA RAC <i>Platanus racemosa</i> California Sycamore (25' Spread)
[Green Circle]	QUE AGR <i>Quercus agrifolia</i> Coast Live Oak
[Red Circle]	SAL GOO <i>Salix gooddingii</i> Black Willow
[Red Circle]	SEQ SEM (EXISTING) <i>Sequoia sempervirens</i> 'Aptos Blue' Coast Redwood (25' Spread)
SYMBOL	SHRUB
[Green Circle]	ARC MAN <i>Arcostaphylos manzanita</i> Manzanita
[Green Circle]	BAC PIL <i>Baccharis pilularis</i> Coyote Bush
[Green Circle]	CEA SPP <i>Ceanothus</i> spp. California Lilac
[Green Circle]	FRA CAL <i>Frangula californica</i> Coffee Berry
[Green Circle]	HET ARB <i>Heteromeles arbutifolia</i> Toyon
SYMBOL	GRASS
[Green Star]	MUH LIN <i>Muhlenbergia lindheimeri</i> Lindheimer's Muhly
SYMBOL	VINE
[Triangle]	PAR TRI <i>Parthenocissus tricuspidate</i> Boston Ivy
HYDROZONE KEY	
[Light Green]	LOW AND VERY LOW WATER USE
[Yellow]	MODERATE WATER USE
[Red]	HIGH WATER USE



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PROJECT NAME

BERKELEY COMMONS
600 ADDISON ST,
BERKELEY, CA 94710

PROJECT NUMBER

96.1547.033

DESCRIPTION

PLANTING AND
HYDROZONES
PLAN

SCALE

1" = 20'-0"

L2.02

LANDSCAPE LEGEND

SYMBOL	TREE
[Cross-hatch pattern]	CA COASTAL NATIVE MIX
[Dotted pattern]	C3 BIO-FILTER MIX:
[Diagonal lines]	CA NATIVE FERN MIX:
[Horizontal lines]	CA NATIVE CREEK MIX:
[Vertical lines]	OHLONE MEDICINAL PLANTS MIX
[Circle with dot]	EXISTING TREE
[Yellow circle]	ACE MAC <i>Acer macrophyllum</i> Big Leaf Maple (25' Spread)
[Green circle]	AES CAL <i>Aesculus californica</i> California Buckeye
[Yellow circle]	PIN MUR <i>Pinus muricata</i> Bishop Pine (20' Spread)
[Yellow circle]	PLA RAC <i>Platanus racemosa</i> California Sycamore (25' Spread)
[Green circle]	QUE AGR <i>Quercus agrifolia</i> Coast Live Oak
[Red circle]	SAL GOO <i>Salix gooddingii</i> Black Willow
[Red circle]	SEQ SEM (EXISTING) <i>Sequoia sempervirens</i> 'Aptos Blue' Coast Redwood (25' Spread)
SYMBOL	SHRUB
[Green circle]	ARC MAN <i>Arcostaphylos manzanita</i> Manzanita
[Green circle]	BAC PIL <i>Baccharis pilularis</i> Coyote Bush
[Green circle]	CEA SPP <i>Ceanothus</i> spp. California Lilac
[Green circle]	FRA CAL <i>Frangula californica</i> Coffee Berry
[Green circle]	HET ARB <i>Heteromeles arbutifolia</i> Toyon
SYMBOL	GRASS
[Green starburst]	MUH LIN <i>Muhlenbergia lindheimeri</i> Lindheimer's Muhly
SYMBOL	VINE
[Triangle]	PAR TRI <i>Parthenocissus tricuspidate</i> Boston Ivy
HYDROZONE KEY	
[Light green box]	LOW AND VERY LOW WATER USE
[Yellow box]	MODERATE WATER USE
[Red box]	HIGH WATER USE



BERKELEY COMMONS

600 ADDISON ST, BERKELEY, CALIFORNIA

OWNER

LANE PARTNERS
644 MENLO AVE, 2ND FLR
MENLO PARK, CA 94025

LB2 PARTNERS
1110 MAR WEST, STE M
TIBURON, CA 94920

PROJECT TEAM

ARCHITECT

2101 WEBSTER STREET, SUITE 2000
OAKLAND, CA 94612

BUILDER

DEVCON CONSTRUCTION
690 GIBRALTAR DR
MILPITAS, CA 95035

LANDSCAPE ARCHITECT

TOM LEADER STUDIO
1015 CAMELIA ST
BERKELEY, CA 94710

CIVIL ENGINEER

BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

STRUCTURAL ENGINEER

NISHKIAN MENNINGER
600 HARRISON ST
SAN FRANCISCO, CA 94107

MEP ENGINEER

INTERFACE ENGINEERING
135 MAIN ST, SUITE 400
SAN FRANCISCO, CA 94105

SUSTAINABILITY

ATELIER TEN
443 TEHAMA ST, 1 ST FLOOR
SAN FRANCISCO, CA 94103

GEOTECH ENGINEER

CORNERSTONE EARTH
1259 OAKMEAD PARKWAY
SUNNYVALE, CA 94085

ISSUANCE DATE

50% SD	10/31/2019
Zoning and DRC Application	12/19/2019
ZAB/DRC PREVIEW	02/01/2021
PLANNING SUBMISSION	04/23/2021

SEAL & SIGNATURE

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PROJECT NAME

BERKELEY COMMONS
600 ADDISON ST,
BERKELEY, CA 94710

PROJECT NUMBER

96.1547.033

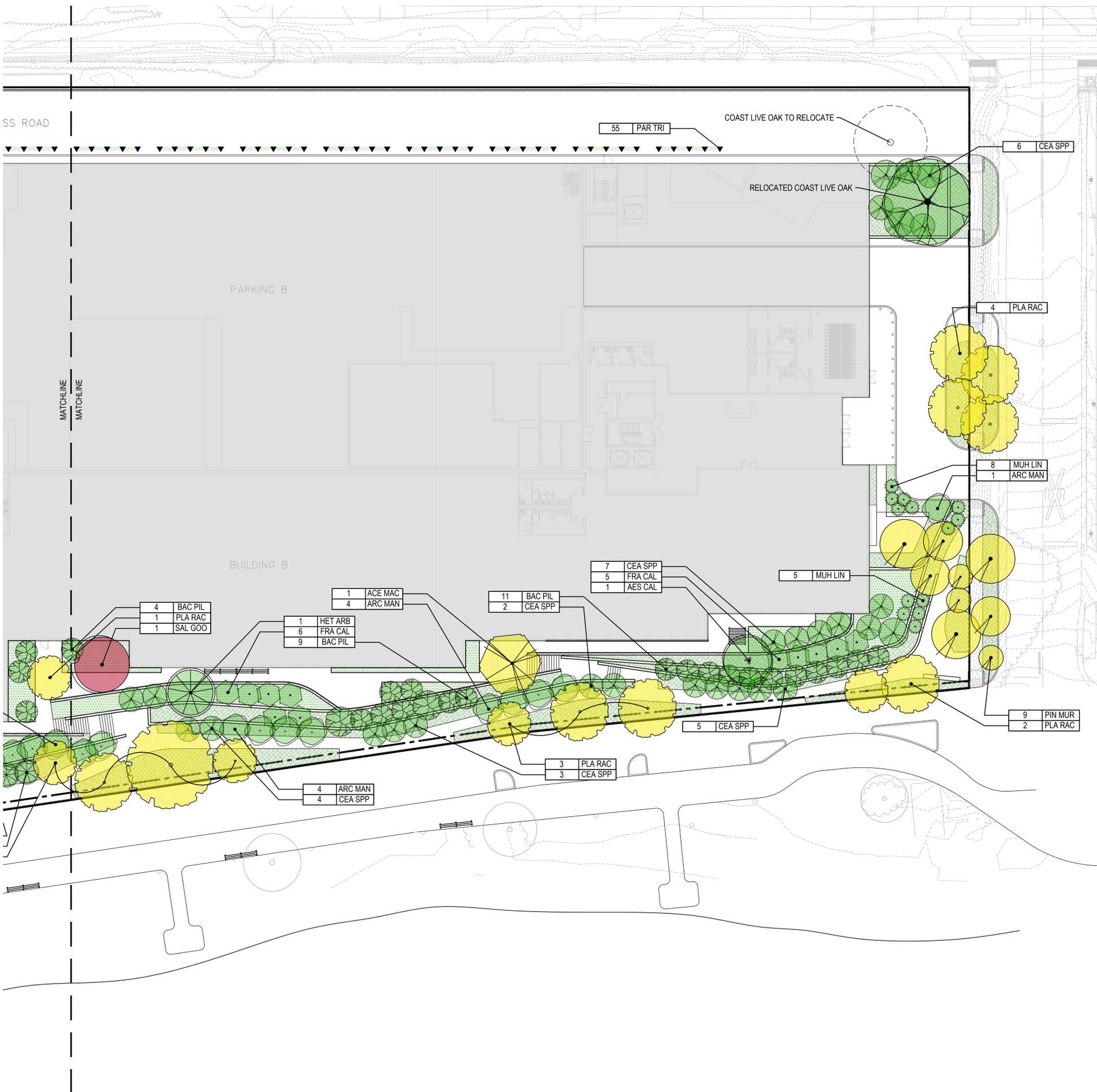
DESCRIPTION

PLANTING AND
HYDROZONES
PLAN

SCALE

1" = 20'-0"

L2.03



LANDSCAPE LEGEND

SYMBOL	TREE
[Pattern]	CA COASTAL NATIVE MIX
[Pattern]	C3 BIO-FILTER MIX:
[Pattern]	CA NATIVE FERN MIX:
[Pattern]	CA NATIVE CREEK MIX:
[Pattern]	OHLONE MEDICINAL PLANTS MIX
[Circle]	EXISTING TREE
[Yellow Circle]	ACE MAC <i>Acer macrophyllum</i> Big Leaf Maple (25' Spread)
[Green Circle]	AES CAL <i>Aesculus californica</i> California Buckeye
[Yellow Circle]	PIN MUR <i>Pinus muricata</i> Bishop Pine (20' Spread)
[Yellow Circle]	PLA RAC <i>Platanus racemosa</i> California Sycamore (25' Spread)
[Green Circle]	QUE AGR <i>Quercus agrifolia</i> Coast Live Oak
[Red Circle]	SAL GOO <i>Salix gooddingii</i> Black Willow
[Red Circle]	SEQ SEM (EXISTING) <i>Sequoia sempervirens</i> 'Aptos Blue' Coast Redwood (25' Spread)
SYMBOL	SHRUB
[Green Circle]	ARC MAN <i>Arcostaphylos manzanita</i> Manzanita
[Green Circle]	BAC PIL <i>Baccharis pilularis</i> Coyote Bush
[Green Circle]	CEA SPP <i>Ceanothus</i> spp. California Lilac
[Green Circle]	FRA CAL <i>Fragula californica</i> Coffee Berry
[Green Circle]	HET ARB <i>Heteromeles arbutifolia</i> Toyon
SYMBOL	GRASS
[Green Star]	MUH LIN <i>Muhlenbergia lindheimeri</i> Lindheimer's Muhly
SYMBOL	VINE
[Triangle]	PAR TRI <i>Parthenocissus tricuspidate</i> Boston Ivy
HYDROZONE KEY	
[Light Green]	LOW AND VERY LOW WATER USE
[Yellow]	MODERATE WATER USE
[Red]	HIGH WATER USE



BERKELEY COMMONS

600 ADDISON ST., BERKELEY, CALIFORNIA

OWNER

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BUILDER
DEVCON CONSTRUCTION
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MEP ENGINEER
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SUSTAINABILITY
ATELIER TEN
443 TEHAMA ST, 1 ST FLOOR
SAN FRANCISCO, CA 94103

GEOTECH ENGINEER
CORNERSTONE EARTH
1259 OAKMEAD PARKWAY
SUNNYVALE, CA 94085

ISSUANCE	DATE
1 ZONING & DRC APPLICATION	12/20/2019
2 RESPONSE TO PLANNING & DRC COMMENTS	02/19/2020
3 RESPONSE TO 03/24/2020 PLANNING COMMENTS	04/10/2020
4 RESPONSE TO 05/05/2020 PLANNING COMMENTS	05/13/2020
5 DRC COMMENTS	11/05/2020
6 ZAB/DRC PREVIEW	02/01/2021
7 PLANNING SUBMISSION	04/23/2021

SEAL & SIGNATURE

NOT FOR CONSTRUCTION

PROJECT NAME
Berkeley Commons
600 Addison Street, Berkeley, CA 94710

PROJECT NUMBER
33.4462.000

DESCRIPTION
SIMULATIONS (BEFORE / AFTER RENDERING)

SCALE

A0.66.



1. View Pedestrian Bridge - Existing



1. View Pedestrian Bridge - Proposed



2. View From Pedestrian Bridge - Existing



2. View From Pedestrian Bridge - Proposed





1. View From Base of the Campanile



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OWNER

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SUSTAINABILITY
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ISSUANCE	DATE
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SEAL & SIGNATURE

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PROJECT NAME
Berkeley Commons
600 Addison Street, Berkeley, CA 94710

PROJECT NUMBER
33.4462.000

DESCRIPTION
SIMULATIONS (BEFORE / AFTER RENDERING)

SCALE

A0.67.



1. View From Addison Bolivar



2. View From Bancroft Bolivar



3. View From Bolivar to NE



4. View From Bolivar to SE



5. View From Bancroft Railway

THESE 5 RENDERINGS DEPICT THE PROPOSED FACADE DESIGN
 THE LANDSCAPE WAS PURPOSELY REDUCED IN ORDER TO SHOW MORE BUILDING DETAILS
 THE LANDSCAPE SHOWN IN THESE IMAGES IS NOT THE PROPOSED LANDSCAPE DESIGN FOR THE PROJECT
 REFER TO SHEETS A0.61 THROUGH A0.66 FOR MORE ACCURATE LANDSCAPING

BERKELEY COMMONS

600 ADDISON ST, BERKELEY, CALIFORNIA

OWNER

LANE PARTNERS
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1110 MAR WEST, STE M
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 SAN FRANCISCO, CA 94107

MEP ENGINEER
INTERFACE ENGINEERING
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 SAN FRANCISCO, CA 94105

SUSTAINABILITY
ATELIER TEN
 443 TEHAMA ST, 1 ST FLOOR
 SAN FRANCISCO, CA 94103

GEOTECH ENGINEER
CORNERSTONE EARTH
 1259 OAKMEAD PARKWAY
 SUNNYVALE, CA 94085

ISSUANCE	DATE
7 PLANNING SUBMISSION	04/23/2021

SEAL & SIGNATURE

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PROJECT NAME
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DESCRIPTION
 SIMULATIONS (BEFORE / AFTER
 RENDERING)

SCALE

A0.68.

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OWNER

LANE PARTNERS
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PROJECT TEAM

ARCHITECT
Gensler
2101 WEBSTER STREET, SUITE 2000
OAKLAND, CA 94612

BUILDER
DEVCON CONSTRUCTION
690 GIBRALTAR DR
MILPITAS, CA 95035

LANDSCAPE ARCHITECT
TOM LEADER STUDIO
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BERKELEY, CA 94710

CIVIL ENGINEER
BKF ENGINEERS
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STRUCTURAL ENGINEER
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MEP ENGINEER
INTERFACE ENGINEERING
135 MAIN ST, SUITE 400
SAN FRANCISCO, CA 94105

SUSTAINABILITY
ATELIER TEN
443 TEHAMA ST, 1 ST FLOOR
SAN FRANCISCO, CA 94103

GEOTECH ENGINEER
CORNERSTONE EARTH
1259 OAKMEAD PARKWAY
SUNNYVALE, CA 94085

ISSUANCE	DATE
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6 ZAB/DRC PREVIEW	02/01/2021
7 PLANNING SUBMISSION	04/23/2021

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PROJECT NAME

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600 Addison Street, Berkeley, CA 94710

PROJECT NUMBER

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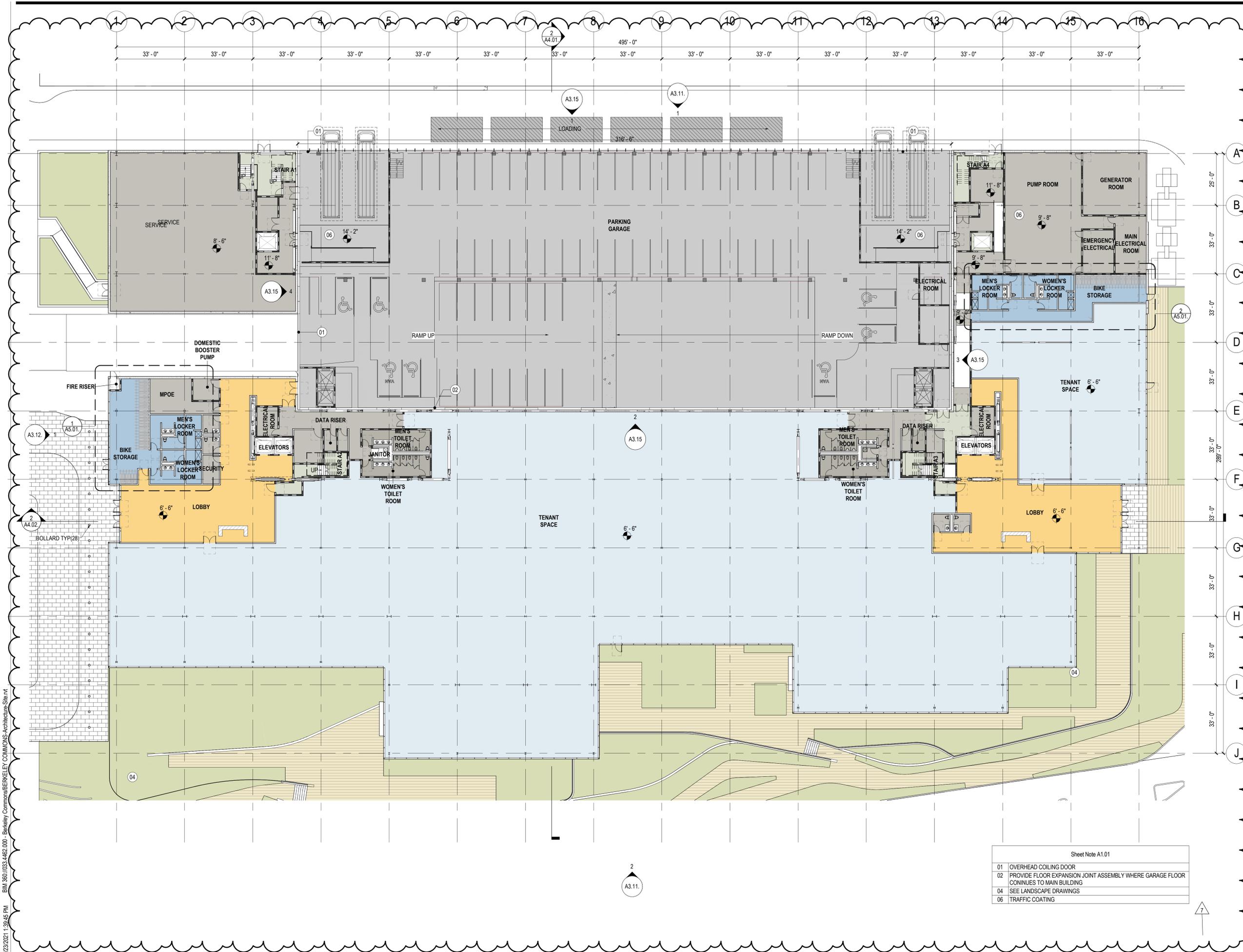
DESCRIPTION

FLOOR PLAN -BLDG A -LEVEL 01

SCALE

1" = 20'-0"

A1.01.



Sheet Note A1.01

01	OVERHEAD COILING DOOR
02	PROVIDE FLOOR EXPANSION JOINT ASSEMBLY WHERE GARAGE FLOOR CONTINUES TO MAIN BUILDING
04	SEE LANDSCAPE DRAWINGS
06	TRAFFIC COATING

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OWNER

LANE PARTNERS
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1110 MAR WEST, STE M
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PROJECT TEAM

ARCHITECT
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OAKLAND, CA 94612

BUILDER
DEVCON CONSTRUCTION
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MILPITAS, CA 95035

LANDSCAPE ARCHITECT
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CIVIL ENGINEER
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

STRUCTURAL ENGINEER
NISHKIAN MENNINGER
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MEP ENGINEER
INTERFACE ENGINEERING
135 MAIN ST, SUITE 400
SAN FRANCISCO, CA 94105

SUSTAINABILITY
ATELIER TEN
443 TEHAMA ST, 1 ST FLOOR
SAN FRANCISCO, CA 94103

GEOTECH ENGINEER
CORNERSTONE EARTH
1259 OAKMEAD PARKWAY
SUNNYVALE, CA 94085

ISSUANCE	DATE
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5 DRC COMMENTS	11/05/2020
6 ZAB/DRC PREVIEW	02/01/2021
7 PLANNING SUBMISSION	04/23/2021

SEAL & SIGNATURE

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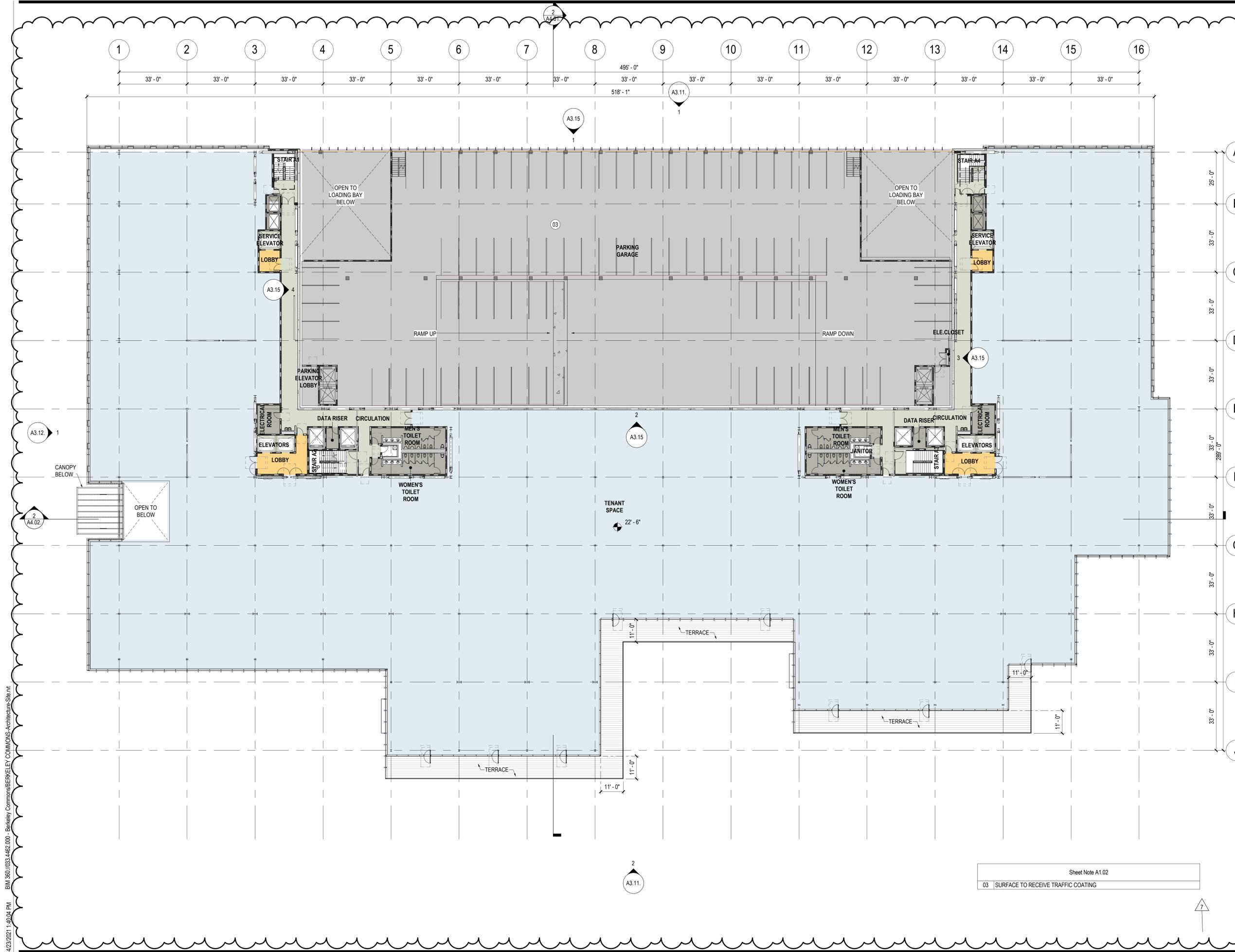
PROJECT NAME
Berkeley Commons
600 Addison Street, Berkeley, CA 94710

PROJECT NUMBER
33.4462.000

DESCRIPTION
FLOOR PLAN -BLDG A -LEVEL 02

SCALE
1" = 20'-0"

A1.02.



BERKELEY COMMONS

600 ADDISON ST, BERKELEY, CALIFORNIA

OWNER

LANE PARTNERS
644 MENLO AVE, 2ND FLR
MENLO PARK, CA 94025

1110 MAR WEST, STE M
TIBURON, CA 94920

PROJECT TEAM

ARCHITECT
Gensler
2101 WEBSTER STREET, SUITE 2000
OAKLAND, CA 94612

BUILDER
DEVCON CONSTRUCTION
690 GIBRALTAR DR
MILPITAS, CA 95035

LANDSCAPE ARCHITECT
TOM LEADER STUDIO
1015 CAMELIA ST
BERKELEY, CA 94710

CIVIL ENGINEER
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

STRUCTURAL ENGINEER
NISHKIAN MENNINGER
600 HARRISON ST
SAN FRANCISCO, CA 94107

MEP ENGINEER
INTERFACE ENGINEERING
135 MAIN ST, SUITE 400
SAN FRANCISCO, CA 94105

SUSTAINABILITY
ATELIER TEN
443 TEHAMA ST, 1 ST FLOOR
SAN FRANCISCO, CA 94103

GEOTECH ENGINEER
CORNERSTONE EARTH
1259 OAKMEAD PARKWAY
SUNNYVALE, CA 94085

ISSUANCE	DATE
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5 DRC COMMENTS	11/05/2020
6 ZAB/DRC PREVIEW	02/01/2021
7 PLANNING SUBMISSION	04/23/2021

SEAL & SIGNATURE

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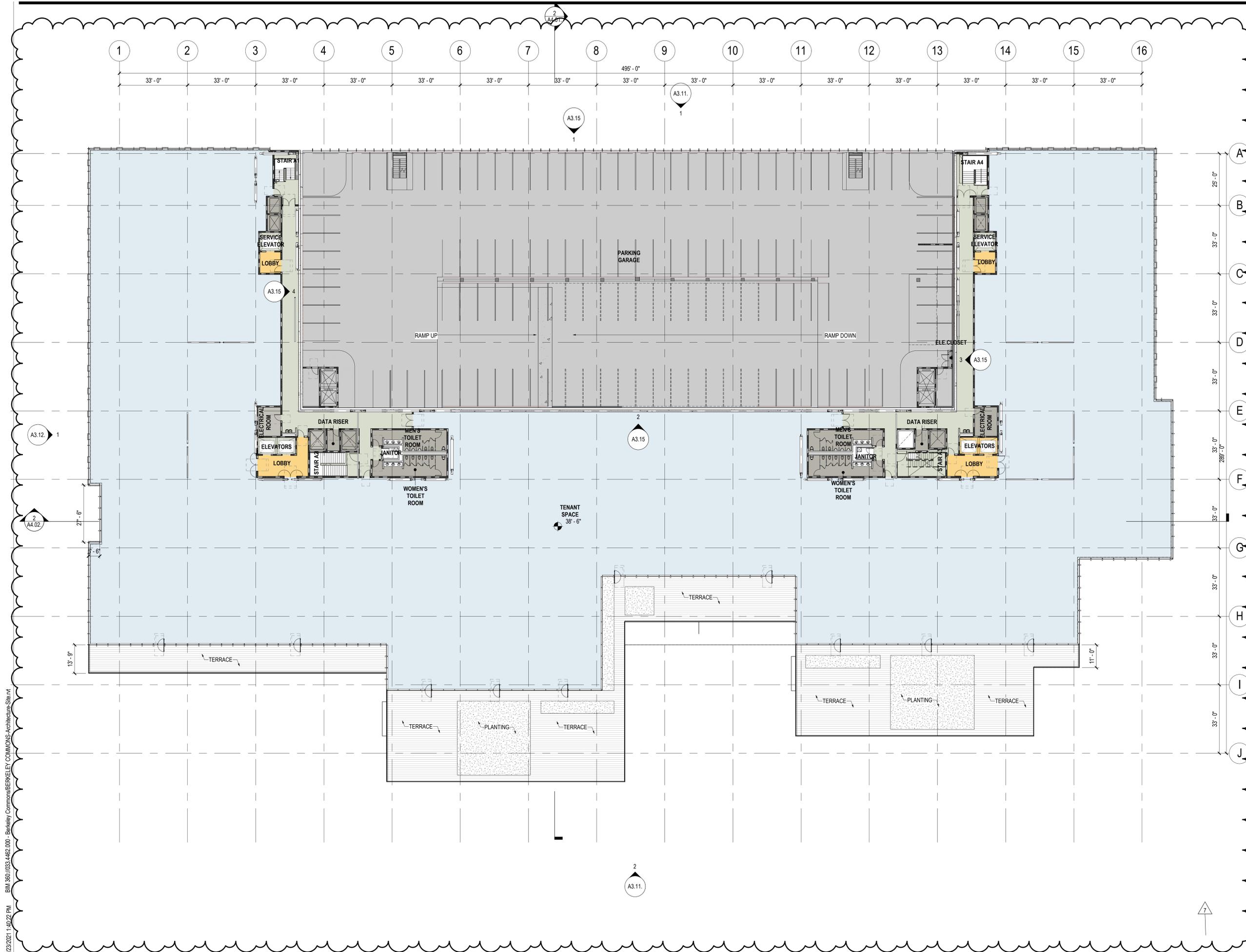
PROJECT NAME
Berkeley Commons
600 Addison Street, Berkeley, CA 94710

PROJECT NUMBER
33.4462.000

DESCRIPTION
FLOOR PLAN -BLDG A -LEVEL 03

SCALE
1" = 20'-0"

A1.03.



BERKELEY COMMONS

600 ADDISON ST, BERKELEY, CALIFORNIA

OWNER

LANE PARTNERS
644 MENLO AVE, 2ND FLR
MENLO PARK, CA 94025

1110 MAR WEST, STE M
TIBURON, CA 94920

PROJECT TEAM

ARCHITECT
Gensler
2101 WEBSTER STREET, SUITE 2000
OAKLAND, CA 94612

BUILDER
DEVCON CONSTRUCTION
690 GIBRALTAR DR
MILPITAS, CA 95035

LANDSCAPE ARCHITECT
TOM LEADER STUDIO
1015 CAMELIA ST
BERKELEY, CA 94710

CIVIL ENGINEER
BKF ENGINEERS
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REDWOOD CITY, CA 94065

STRUCTURAL ENGINEER
NISHKIAN MENNINGER
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MEP ENGINEER
INTERFACE ENGINEERING
135 MAIN ST, SUITE 400
SAN FRANCISCO, CA 94105

SUSTAINABILITY
ATELIER TEN
443 TEHAMA ST, 1 ST FLOOR
SAN FRANCISCO, CA 94103

GEOTECH ENGINEER
CORNERSTONE EARTH
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ISSUANCE	DATE
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7 PLANNING SUBMISSION	04/23/2021

SEAL & SIGNATURE

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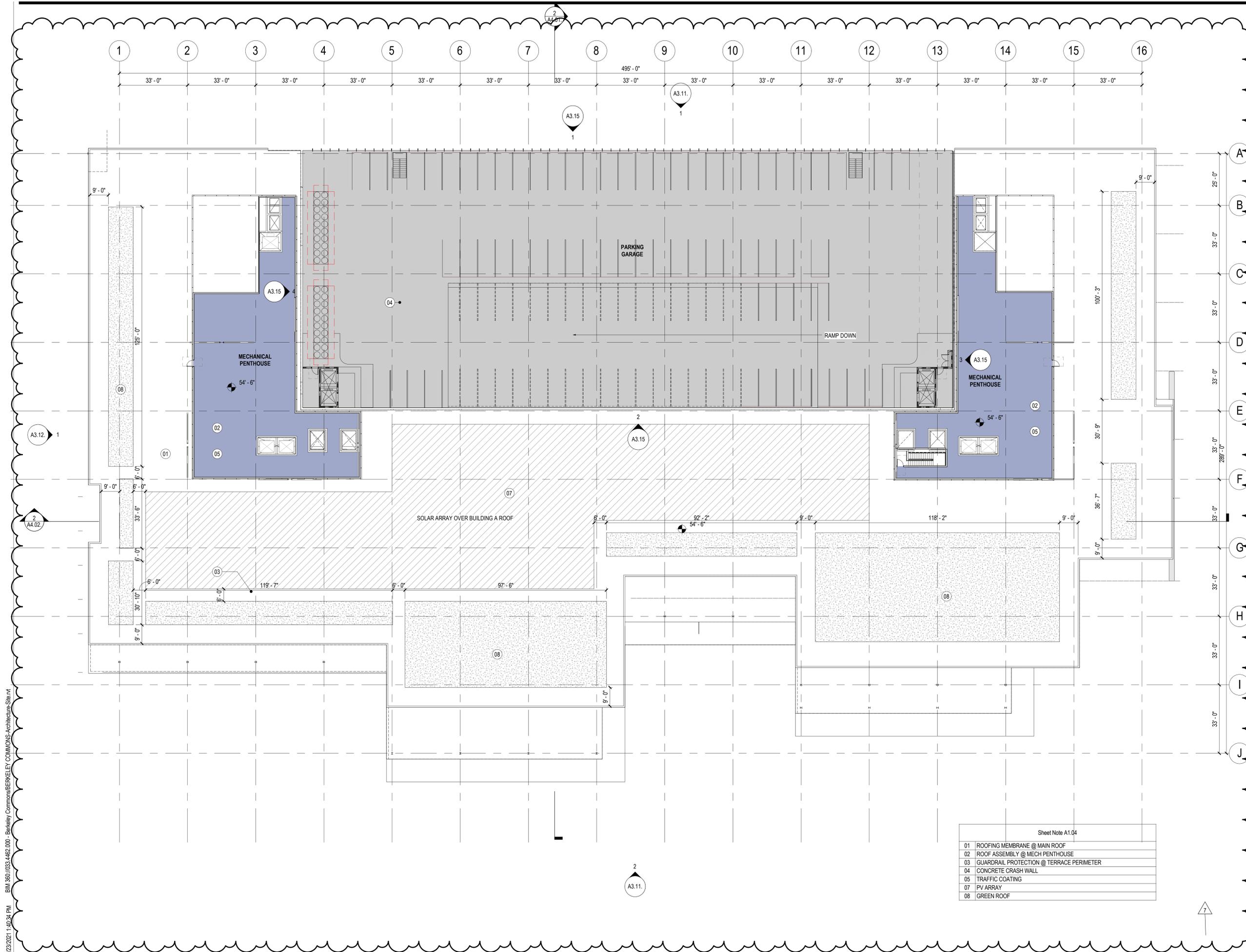
PROJECT NAME
Berkeley Commons
600 Addison Street, Berkeley, CA 94710

PROJECT NUMBER
33.4462.000

DESCRIPTION
FLOOR PLAN -BLDG A -ROOF

SCALE
1" = 20'-0"

A1.04.



Sheet Note A1.04

01	ROOFING MEMBRANE @ MAIN ROOF
02	ROOF ASSEMBLY @ MECH PENTHOUSE
03	GUARDRAIL PROTECTION @ TERRACE PERIMETER
04	CONCRETE CRASH WALL
05	TRAFFIC COATING
07	PV ARRAY
08	GREEN ROOF

BERKELEY COMMONS

600 ADDISON ST, BERKELEY, CALIFORNIA

OWNER

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DEVCON CONSTRUCTION
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SUSTAINABILITY
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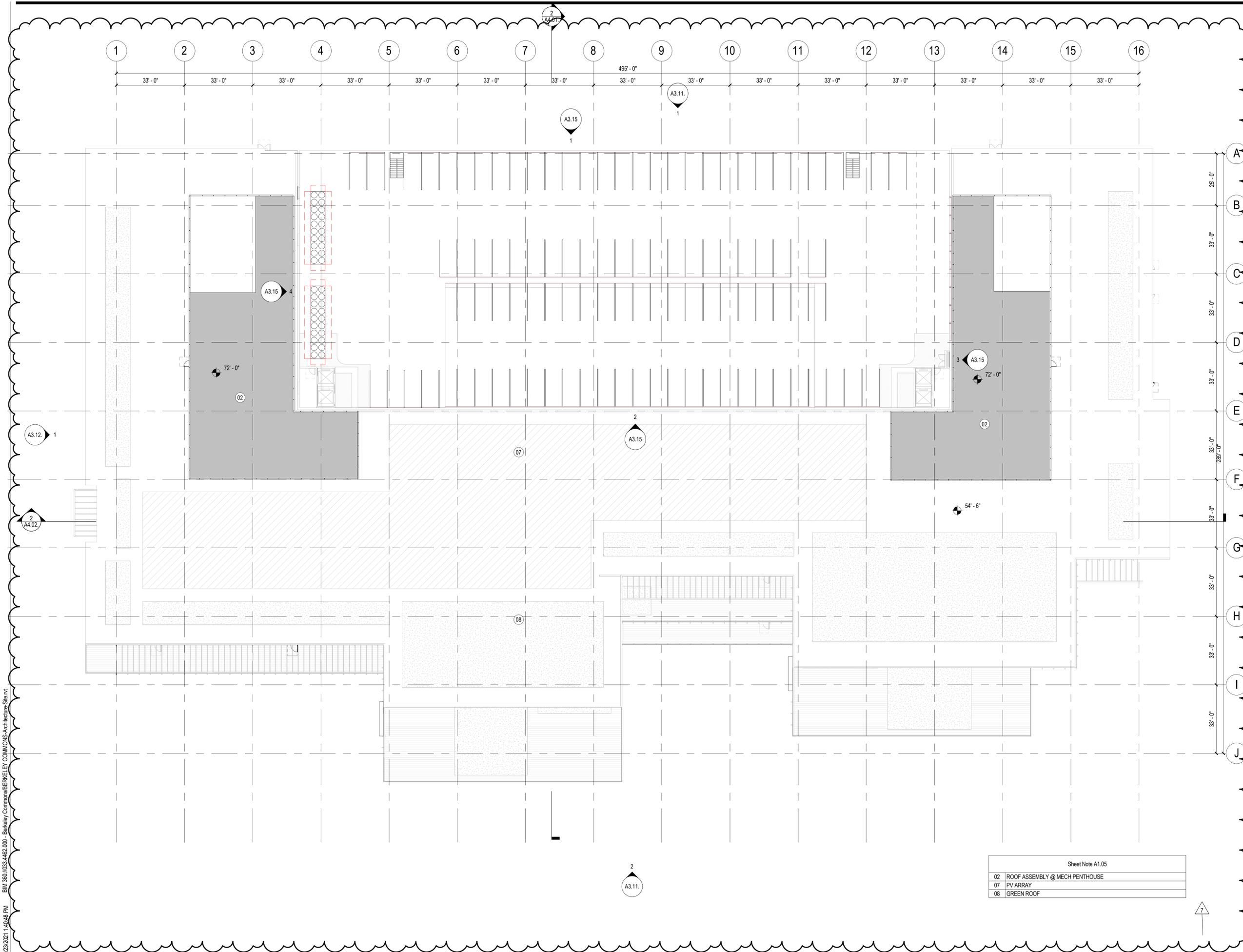
PROJECT NAME
Berkeley Commons
600 Addison Street, Berkeley, CA 94710

PROJECT NUMBER
33.4462.000

DESCRIPTION
FLOOR PLAN -BLDG A -ROOF

SCALE
1" = 20'-0"

A1.05.



Sheet Note A1.05	
02	ROOF ASSEMBLY @ MECH PENTHOUSE
07	PV ARRAY
08	GREEN ROOF